

HERITAGE PINES

**COMMUNITY DEVELOPMENT
DISTRICT**

October 17, 2023

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Heritage Pines Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W • Boca Raton, Florida 33431
Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-free: (877) 276-0889

October 10, 2023

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors
Heritage Pines Community Development District

Dear Board Members:

The Board of Supervisors of the Heritage Pines Community Development District will hold a Regular Meeting on October 17, 2023 at 2:00 p.m., in the Heritage Pines Country Club Meeting Room, 11524 Scenic Hills Boulevard, Hudson, Florida 34667. The agenda is as follows:

1. Call to Order/Roll Call
2. Pledge of Allegiance
3. Public Comments: Agenda Items *[3 minutes per person]*
4. Discussion: Operations Activities
5. Acceptance of Unaudited Financial Statements as of August 31, 2023
6. Approval of September 19, 2023 Regular Meeting Minutes
 - To Do Action Items List
7. Staff Reports
 - A. District Counsel: *Straley Robin Vericker, P.A.*
 - B. District Engineer: *Stroud Engineering Consultants*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: December 5, 2023 at 2:00 PM

○ QUORUM CHECK

SEAT 1	ARTHUR RHODES	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	JANICE BENEDETTI	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	MICHAEL WALSH	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	KATHLEEN F. LONERGAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	CAROL E. VAUGHAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

8. Audience Comments: Non-Agenda Items *[3 minutes per person]*
9. Supervisors' Requests
10. Adjournment

If you have any questions or comments, please contact me directly at (239) 464-7114.

Sincerely,



Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 229 774 8903

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
AUGUST 31,2023**

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 31,2023**

	<u>Major Funds</u>	<u>Total</u>
	<u>General</u>	<u>Governmental</u>
		<u>Funds</u>
ASSETS		
Cash - SunTrust - 1053	\$ 3,354	\$ 3,354
Cash - SunTrust - 5304	478,126	478,126
SBA		
Operating A	810	810
Reserve A	1,975	1,975
Utility deposit	14,717	14,717
Total assets	<u>\$ 498,982</u>	<u>\$ 498,982</u>
LIABILITIES & FUND BALANCE		
Liabilities		
Total liabilities	<u>-</u>	<u>-</u>
Fund balance		
Committed		
Disaster recovery	175,000	175,000
Future mower replacement	70,000	70,000
Working capital	150,000	150,000
Unassigned	103,982	103,982
Total fund balance	<u>498,982</u>	<u>498,982</u>
Total liabilities and fund balance	<u>\$ 498,982</u>	<u>\$ 498,982</u>

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
UNRECONCILED GENERAL FUND
FOR THE PERIOD ENDED AUGUST 31, 2023**

	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Budget	% of Budget
REVENUES															
Assessment levy	\$ -	\$ 118,608	\$ 141,595	\$ 8,252	\$ 2,627	\$ -	\$ 10,231	\$ -	\$ 2,380	\$ -	\$ -	\$ -	\$ 283,693	\$ 282,722	100%
Interest & miscellaneous	11	13	16	16	15	16	16	17	17	17	17	-	171	1,000	17%
Total revenues	11	118,621	141,611	8,268	2,642	16	10,247	17	2,397	17	17	-	283,864	283,722	100%
EXPENDITURES															
Professional & administrative fees															
Supervisors	1,076	-	-	1,076	-	1,076	1,076	-	-	1,076	1,076	-	6,459	7,000	92%
Management	2,704	2,704	2,704	2,704	2,704	2,704	2,704	2,704	2,704	2,704	2,704	-	29,746	32,450	92%
Legal	110	-	488	-	170	296	31	-	71	736	797	-	2,699	1,000	270%
Engineering	-	187	-	338	-	564	414	641	-	339	-	-	2,484	5,000	50%
Audit	-	-	-	-	1,000	3,000	2,000	1,950	-	-	-	-	7,950	7,500	106%
Assessment roll preparation	601	601	601	601	601	601	601	601	601	601	601	-	6,609	7,210	92%
Trustee fees	-	-	-	-	-	-	-	-	-	-	-	-	-	4,337	0%
Telephone	13	13	13	13	13	13	13	13	13	13	13	-	138	150	92%
Rentals and leases	155	155	155	155	155	155	155	155	155	155	155	-	1,705	1,860	92%
Postage	104	-	112	-	-	118	-	118	-	119	133	-	705	1,000	71%
Printing & binding	86	86	86	86	86	86	86	86	86	86	86	-	944	1,030	92%
Legal advertising	-	-	-	-	-	-	-	-	-	-	-	-	-	350	0%
Annual district filing fee	175	-	-	-	-	-	-	-	-	-	-	-	175	175	100%
Insurance	8,318	-	-	-	-	-	-	-	-	-	-	-	8,318	8,205	101%
Contingencies	45	45	138	47	44	46	46	271	76	61	58	-	877	1,000	88%
ADA website compliance	210	-	-	-	-	-	-	-	-	-	-	-	210	210	100%
Website	-	-	-	-	-	705	-	-	-	-	-	-	705	705	100%
Total Professional & Administrative Fees	13,597	3,791	4,297	5,020	4,773	9,364	7,126	6,539	3,706	5,890	5,623	-	69,724	79,182	88%
Operations and maintenance															
Electricity - street lighting	-	2,059	1,264	2,044	1,970	1,948	1,924	1,920	1,920	1,920	1,952	-	18,923	22,500	84%
Retention pond mowing/weed control	-	1,900	21,793	6,009	4,596	7,343	8,017	8,409	10,750	10,813	10,750	-	90,380	115,000	79%
Irrigation water	1,568	-	2,856	1,830	1,421	1,681	2,134	2,394	2,743	2,426	2,193	-	21,246	15,000	142%
Contingencies	-	1,451	-	-	-	102	-	-	-	-	-	-	1,553	1,000	155%
Aquatic weed control	2,961	1,586	1,586	1,586	1,586	1,586	1,586	2,961	1,586	1,586	1,586	-	20,196	20,000	101%
Dry retention pond refurbishment/planting	-	3,783	9,893	-	33,981	-	-	19,568	-	-	-	-	67,225	50,000	134%
Total operations and maintenance	4,529	10,779	37,392	11,469	43,554	12,660	13,661	35,252	16,999	16,745	16,481	-	219,523	223,500	98%
EXPENDITURES (continued)															
Other fees and charges															
Property appraiser	-	-	-	-	-	-	-	-	150	-	-	-	150	150	100%
Tax collector	-	2,372	2,831	165	60	-	204	-	49	-	-	-	5,681	5,890	96%
Total other fees and charges	-	2,372	2,831	165	60	-	204	-	199	-	-	-	5,831	6,040	97%
Total expenditures	18,126	16,942	44,520	16,654	48,387	22,024	20,991	41,791	20,904	22,635	22,104	-	295,078	308,722	96%
Excess/(deficiency) of revenues over/(under) expenditures	(18,115)	101,679	97,091	(8,386)	(45,745)	(22,008)	(10,744)	(41,774)	(18,507)	(22,618)	(22,087)	-	(11,214)	(25,000)	
Fund balance - beginning	510,196	492,081	593,760	690,851	682,465	636,720	614,712	603,968	562,194	543,687	521,069	498,982	510,196	466,744	
Fund balance - ending															
Committed															
Disaster recovery	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	
Future mower replacement	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	
Working capital	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	
Unassigned	97,081	198,760	295,851	287,465	241,720	219,712	208,968	167,194	148,687	126,069	103,982	103,982	103,982	46,744	
Fund balance - ending	\$ 492,081	\$ 593,760	\$ 690,851	\$ 682,465	\$ 636,720	\$ 614,712	\$ 603,968	\$ 562,194	\$ 543,687	\$ 521,069	\$ 498,982	\$ 498,982	\$ 498,982	\$ 441,744	

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL LEDGER
AS OF
AUGUST 2023**

**Heritage Pines CDD
General Ledger
As of August 31, 2023**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
101.000 · Suntrust Bank - Checking - 1053							507,457.14
General Journal	10/07/2022	2918		A/P 10/06/2022		18,277.46	489,179.68
General Journal	10/21/2022	2936		SERVICE CHARGE		44.89	489,134.79
General Journal	10/24/2022	2926		BOARD MEETING - 10/18/22		923.50	488,211.29
General Journal	10/24/2022	2926		BOARD MEETING - 10/18/22		153.00	488,058.29
General Journal	10/28/2022	2929		A/P 09/30/2022 & 10/27/2022		14,451.93	473,606.36
General Journal	10/31/2022	2937		INTEREST INCOME	4.23		473,610.59
General Journal	11/04/2022	2934		TAX COLLECTION	5,833.30		479,443.89
General Journal	11/07/2022	2940		TAX COLLECTION	20,544.06		499,987.95
General Journal	11/07/2022	2933		TAX COLLECTION	4.56		499,992.51
General Journal	11/15/2022	2938		A/P 11/14/2022		14,524.57	485,467.94
General Journal	11/15/2022	2941		TAX COLLECTION	60,299.40		545,767.34
General Journal	11/17/2022	2939		FY 22 EXCESS FEES	1,075.00		546,842.34
General Journal	11/18/2022	2942		TAX COLLECTION	29,558.75		576,401.09
General Journal	11/21/2022	2938		ACCOUNT ANALYSIS FEE		44.56	576,356.53
General Journal	11/30/2022	2937		INTEREST INCOME	4.23		576,360.76
General Journal	12/02/2022	2943		TAX COLLECTION	91,040.99		667,401.75
General Journal	12/04/2022	2934		TAX COLLECTION	30,695.00		698,096.75
General Journal	12/07/2022	2945		A/P 12/06/2022		32,113.87	665,982.88
General Journal	12/15/2022	2937		TAX COLLECTION	6,940.58		672,923.46
General Journal	12/19/2022	2936		A/P 12/16/2022		10,305.44	662,618.02
General Journal	12/21/2022	2938		ACCOUNT ANALYSIS FEE		49.37	662,568.65
General Journal	12/31/2022	2937		INTEREST INCOME	5.73		662,574.38
General Journal	12/31/2022	2939		TAX COLLECTION	52.69		662,627.07
General Journal	12/31/2022	2940		TAX COLLECTION	10,035.23		672,662.30
General Journal	01/10/2023	2940		A/P 01/09/2023		13,321.09	659,341.21
General Journal	01/11/2023	2938		BOARD MEETING - 12/06/22		923.50	658,417.71
General Journal	01/11/2023	2938		BOARD MEETING - 12/06/22		153.00	658,264.71
General Journal	01/11/2023	2943		A/P 01/10/2023		2,044.16	656,220.55
General Journal	01/19/2023	2941		CAPITAL CREDITS REFUND - SEE ATTA...	779.88		657,000.43
General Journal	01/23/2023	2938		ACCOUNT ANALYSIS FEE		46.54	656,953.89
General Journal	01/31/2023	2937		INTEREST INCOME	5.62		656,959.51
General Journal	01/31/2023	2939		TAX COLLECTION	8,086.92		665,046.43
General Journal	02/07/2023	2946		A/P 02/06/2023		47,315.49	617,730.94
General Journal	02/21/2023	2941		A/P 02/20/2023		1,678.95	616,051.99
General Journal	02/21/2023	2940		FRAUD INTERNET PAYMENT		603.02	615,448.97
General Journal	02/21/2023	2940		FRAUD INTERNET PAYMENT		1,604.16	613,844.81
General Journal	02/22/2023	2938		ACCOUNT ANALYSIS FEE		45.74	613,799.07
General Journal	02/28/2023	2937		INTEREST INCOME	4.89		613,803.96
General Journal	02/28/2023	2939		TAX COLLECTION	2,574.75		616,378.71
General Journal	03/02/2023	2942		BOARD MEETING - 02/21/23		923.50	615,455.21
General Journal	03/02/2023	2942		BOARD MEETING - 02/21/23		153.00	615,302.21
General Journal	03/07/2023	2949		FRAUD PAYMENT		1,481.47	613,820.74
General Journal	03/09/2023	2944		A/P 03/09/2023		20,094.78	593,725.96
General Journal	03/09/2023	2944		FEDEX PAYMENT REJECTED	118.23		593,844.19
General Journal	03/10/2023	2946		REVERSAL OF FRAUD PAYMENTS	603.02		594,447.21
General Journal	03/10/2023	2946		REVERSAL OF FRAUD PAYMENTS	1,604.16		596,051.37
General Journal	03/16/2023	2941		FEDEX PAYMENT MADE AGAIN		118.23	595,933.14
General Journal	03/21/2023	2947		ACCOUNT ANALYSIS FEE		45.88	595,887.26
General Journal	03/31/2023	2943		A/P 03/31/2023		102.39	595,784.87
General Journal	03/31/2023	2948		INTEREST INCOME	5.22		595,790.09
General Journal	04/11/2023	2945		A/P 04/10/2023		19,664.43	576,125.66
General Journal	04/12/2023	2952		FRAUD PAYMENTS REVERSED AS PER ...	1,481.47		577,607.13
General Journal	04/13/2023	2948		TAX COLLECTION	34.64		577,641.77
General Journal	04/13/2023	2949		TAX COLLECTION	9,786.91		587,428.68
General Journal	04/26/2023	2951		BOARD MEETING - 04/18/23		923.50	586,505.18

**Heritage Pines CDD
General Ledger
As of August 31, 2023**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
General Journal	04/26/2023	2951		BOARD MEETING - 04/18/23		153.00	586,352.18
General Journal	04/30/2023	2955		INTEREST INCOME	4.96		586,357.14
General Journal	04/30/2023	2955		INTEREST PAID ADJUSTMENT ACH -202...	0.01		586,357.15
General Journal	04/30/2023	2947		ACCOUNT ANALYSIS FEE		46.01	586,311.14
General Journal	04/30/2023	2952		TAX COLLECTION	205.27		586,516.41
General Journal	05/03/2023	2954		A/P 05/02/2023		29,190.42	557,325.99
General Journal	05/11/2023	2951		A/P 05/10/2023		12,591.96	544,734.03
General Journal	05/22/2023	2947		ACCOUNT ANALYSIS FEE		47.33	544,686.70
General Journal	05/31/2023	2955		INTEREST INCOME	4.77		544,691.47
General Journal	06/05/2023	2954		A/P 06/05/2023		4,549.81	540,141.66
General Journal	06/09/2023	2956		A/P 06/09/2023		1,919.79	538,221.87
General Journal	06/13/2023	2951		TAX COLLECTION - TAX SALE	2,379.74		540,601.61
General Journal	06/13/2023	2951		REDUCTION IN COLLECTION ABOVE DU...		48.00	540,553.61
General Journal	06/15/2023	2948		TRANSFER TO NEW ACCOUNT		536,041.11	4,512.50
General Journal	06/21/2023	3001		ACCOUNT ANALYSIS FEE		45.55	4,466.95
General Journal	06/27/2023	2952		UPDATE JE ABOVE	40.25		4,507.20
General Journal	06/30/2023	3000		INTEREST INCOME	2.11		4,509.31
General Journal	07/13/2023	2954		BOARD MEETING - 06/20/23		923.50	3,585.81
General Journal	07/13/2023	2954		BOARD MEETING - 06/20/23		153.00	3,432.81
General Journal	07/21/2023	3004		ACCOUNT ANALYSIS FEE		45.08	3,387.73
General Journal	07/31/2023	3005		INTEREST INCOME	0.03		3,387.76
General Journal	08/11/2023	3003		BOARD MEETING - 07/18/23	1,076.50		4,464.26
General Journal	08/11/2023	3003		BOARD MEETING - 07/18/23		923.50	3,540.76
General Journal	08/11/2023	3003		BOARD MEETING - 07/18/23		153.00	3,387.76
General Journal	08/21/2023	3009		ACCOUNT ANALYSIS FEE		41.92	3,345.84
General Journal	08/22/2023	3006		FEDEX REIBMURSEMENT - CORY LAKE...	8.50		3,354.34
General Journal	08/31/2023	3005		INTEREST INCOME	0.03		3,354.37
Total 101.000 · Suntrust Bank - Checking - 1053					284,901.63	789,004.40	3,354.37
101.002 · Suntrust Checking-5304 - NEW							0.00
General Journal	06/09/2023	2956		A/P 06/09/2023		14,308.32	-14,308.32
General Journal	06/15/2023	2948		TRANSFER TO NEW ACCOUNT	536,041.11		521,732.79
General Journal	06/21/2023	3001		ACCOUNT ANALYSIS FEE		30.00	521,702.79
General Journal	06/27/2023	2952		WESCO TURF CREDIT MEMO	40.25		521,743.04
General Journal	06/27/2023	2952		UPDATE JE ABOVE		40.25	521,702.79
General Journal	06/30/2023	3000		INTEREST INCOME	2.32		521,705.11
General Journal	07/12/2023	2955		A/P 07/11/2023		21,500.62	500,204.49
General Journal	07/21/2023	3004		ACCOUNT ANALYSIS FEE		15.55	500,188.94
General Journal	07/31/2023	3005		INTEREST INCOME	4.36		500,193.30
General Journal	08/09/2023	3004		Accounts Payable 08/09/23		20,978.62	479,214.68
General Journal	08/11/2023	3003		BOARD MEETING - 07/18/23		1,076.50	478,138.18
General Journal	08/21/2023	3009		ACCOUNT ANALYSIS FEE		15.88	478,122.30
General Journal	08/31/2023	3005		INTEREST INCOME	4.15		478,126.45
Total 101.002 · Suntrust Checking-5304 - NEW					536,092.19	57,965.74	478,126.45

Heritage Pines CDD
General Ledger
As of August 31, 2023

Type	Date	Num	Name	Memo	Debit	Credit	Balance
151.000 · Investments							2,666.56
151.001 · SBA-Operating A Account							775.75
General Journal	10/31/2022	2937		INTEREST INCOME	2.08		777.83
General Journal	11/30/2022	2937		INTEREST INCOME	2.51		780.34
General Journal	12/31/2022	2937		INTEREST INCOME	2.85		783.19
General Journal	01/31/2023	2937		INTEREST INCOME	3.03		786.22
General Journal	02/28/2023	2937		INTEREST INCOME	2.87		789.09
General Journal	03/31/2023	2948		INTEREST INCOME	3.24		792.33
General Journal	04/30/2023	2955		INTEREST INCOME	3.30		795.63
General Journal	05/31/2023	2955		INTEREST INCOME	3.53		799.16
General Journal	06/30/2023	3000		INTEREST INCOME	3.50		802.66
General Journal	07/31/2023	3005		INTEREST INCOME	3.68		806.34
General Journal	08/31/2023	3005		INTEREST INCOME	3.81		810.15
Total 151.001 · SBA-Operating A Account					34.40	0.00	810.15
151.101 · SBA - Reserve A Account							1,890.81
General Journal	10/31/2022	2937		INTEREST INCOME	5.06		1,895.87
General Journal	11/30/2022	2937		INTEREST INCOME	6.13		1,902.00
General Journal	12/31/2022	2937		INTEREST INCOME	6.95		1,908.95
General Journal	01/31/2023	2937		INTEREST INCOME	7.38		1,916.33
General Journal	02/28/2023	2937		INTEREST INCOME	7.02		1,923.35
General Journal	03/31/2023	2948		INTEREST INCOME	7.90		1,931.25
General Journal	04/30/2023	2955		INTEREST INCOME	8.03		1,939.28
General Journal	05/31/2023	2955		INTEREST INCOME	8.61		1,947.89
General Journal	06/30/2023	3000		INTEREST INCOME	8.53		1,956.42
General Journal	07/31/2023	3005		INTEREST INCOME	8.96		1,965.38
General Journal	08/31/2023	3005		INTEREST INCOME	9.30		1,974.68
Total 151.101 · SBA - Reserve A Account					83.87	0.00	1,974.68
Total 151.000 · Investments					118.27	0.00	2,784.83
121.000 · Assessments Receivable							1,079.56
General Journal	11/01/2022	2931		FY 22 EXCESS FEES		1,075.00	4.56
General Journal	11/04/2022	2933		TAX COLLECTION		4.56	0.00
Total 121.000 · Assessments Receivable					0.00	1,079.56	0.00
1299 · Undeposited Funds							0.00
General Journal	11/01/2022	2931		FY 22 EXCESS FEES	1,075.00		1,075.00
General Journal	11/04/2022	2933		TAX COLLECTION	4.56		1,079.56
General Journal	11/07/2022	2933		TAX COLLECTION		4.56	1,075.00
General Journal	11/17/2022	2939		FY 22 EXCESS FEES		1,075.00	0.00
General Journal	12/27/2022	2942		CAPITAL CREDITS REFUND - SEE ATTA...	779.88		779.88
General Journal	01/19/2023	2941		CAPITAL CREDITS REFUND - SEE ATTA...		779.88	0.00
General Journal	06/13/2023	2950		WESCO TURF CREDIT MEMO	40.25		40.25
General Journal	06/27/2023	2952		WESCO TURF CREDIT MEMO		40.25	0.00
General Journal	08/11/2023	3005		FEDEX REIMBURSEMENT - CORY LAKE...	8.50		8.50
General Journal	08/22/2023	3006		FEDEX REIMBURSEMENT - CORY LAKE...		8.50	0.00
Total 1299 · Undeposited Funds					1,908.19	1,908.19	0.00

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
131.000 · Due from Other							0.00
General Journal	02/21/2023	2940		FRAUD INTERNET PAYMENT	603.02		603.02
General Journal	02/21/2023	2940		FRAUD INTERNET PAYMENT	1,604.16		2,207.18
General Journal	03/07/2023	2949		FRAUD PAYMENT	1,481.47		3,688.65
General Journal	03/10/2023	2946		REVERSAL OF FRAUD PAYMENTS		603.02	3,085.63
General Journal	03/10/2023	2946		REVERSAL OF FRAUD PAYMENTS		1,604.16	1,481.47
General Journal	04/12/2023	2952		FRAUD PAYMENTS REVERSED AS PER ...		1,481.47	0.00
General Journal	05/31/2023	2949		WESCO TURF CREDIT MEMO	40.25		40.25
General Journal	06/13/2023	2950		WESCO TURF CREDIT MEMO		40.25	0.00
Bill	08/09/2023	8-210-24691	FEDEX	8-210-24691	8.50		8.50
General Journal	08/11/2023	3005		FEDEX REIMBURSEMENT - CORY LAKE...		8.50	0.00
Total 131.000 · Due from Other					3,737.40	3,737.40	0.00
155.000 · Prepaid Expense							0.00
Bill	02/06/2023	2023-0021	STRANGE ZONE	WEBSITE MAINTENANCE AND HOSTING...	704.99		704.99
General Journal	03/01/2023	2944		TO REFLECT CORRECT DATES FOR ST...		704.99	0.00
Total 155.000 · Prepaid Expense					704.99	704.99	0.00
156.100 · Utility Deposit							14,716.80
Total 156.100 · Utility Deposit							14,716.80
202.000 · Accounts Payable - Year End							-15,724.49
General Journal	10/06/2022	2917		A/P 10/06/2022		8,318.00	-24,042.49
General Journal	10/07/2022	2918		A/P 09/30/2022	9,959.46		-14,083.03
General Journal	10/07/2022	2918		A/P 10/06/2022	8,318.00		-5,765.03
General Journal	10/27/2022	2928		A/P 10/27/2022		8,686.90	-14,451.93
General Journal	10/28/2022	2929		A/P 09/30/2022	5,765.03		-8,686.90
General Journal	10/28/2022	2929		A/P 10/27/2022	8,686.90		0.00
General Journal	11/14/2022	2935		A/P 11/14/2022		14,524.57	-14,524.57
General Journal	11/15/2022	2938		A/P 11/14/2022	14,524.57		0.00
General Journal	12/06/2022	2944		A/P 12/06/2022		32,113.87	-32,113.87
General Journal	12/07/2022	2945		A/P 12/06/2022	32,113.87		0.00
General Journal	12/16/2022	2935		A/P 12/16/2022		10,305.44	-10,305.44
General Journal	12/19/2022	2936		A/P 12/16/2022	10,305.44		0.00
General Journal	01/09/2023	2939		A/P 01/09/2023		13,321.09	-13,321.09
General Journal	01/10/2023	2940		A/P 01/09/2023	13,321.09		0.00
General Journal	01/10/2023	2941		A/P 01/10/2023		2,044.16	-2,044.16
General Journal	01/11/2023	2943		A/P 01/10/2023	2,044.16		0.00
General Journal	02/06/2023	2945		A/P 02/06/2023		47,315.49	-47,315.49
General Journal	02/07/2023	2946		A/P 02/06/2023	47,315.49		0.00
General Journal	02/20/2023	2940		A/P 02/20/2023		1,678.95	-1,678.95
General Journal	02/21/2023	2941		A/P 02/20/2023	1,678.95		0.00
General Journal	03/08/2023	2943		A/P 03/08/2023		20,094.78	-20,094.78
General Journal	03/09/2023	2944		A/P 03/09/2023	20,094.78		0.00
General Journal	03/09/2023	2944		FEDEX PAYMENT REJECTED		118.23	-118.23
General Journal	03/16/2023	2941		FEDEX PAYMENT MADE AGAIN	118.23		0.00
General Journal	03/30/2023	2942		A/P 03/30/2023		102.39	-102.39
General Journal	03/31/2023	2943		A/P 03/31/2023	102.39		0.00
General Journal	04/10/2023	2944		A/P 04/10/2023		19,664.43	-19,664.43
General Journal	04/11/2023	2945		A/P 04/10/2023	19,664.43		0.00
General Journal	05/02/2023	2953		A/P 05/02/2023		29,190.42	-29,190.42
General Journal	05/03/2023	2954		A/P 05/02/2023	29,190.42		0.00
General Journal	05/10/2023	2950		A/P 05/10/2023		12,591.96	-12,591.96
General Journal	05/11/2023	2951		A/P 05/10/2023	12,591.96		0.00
General Journal	06/05/2023	2953		A/P 06/05/2023		4,549.81	-4,549.81

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
General Journal	06/05/2023	2954		A/P 06/05/2023	4,549.81		0.00
General Journal	06/08/2023	2955		A/P 06/08/2023		16,228.11	-16,228.11
General Journal	06/09/2023	2956		A/P 06/09/2023	16,228.11		0.00
General Journal	07/11/2023	2953		A/P 07/11/2023		21,500.62	-21,500.62
General Journal	07/12/2023	2955		A/P 07/11/2023	21,500.62		0.00
General Journal	08/09/2023	3002		Accounts Payable 08/09/23		20,978.62	-20,978.62
General Journal	08/09/2023	3004		Accounts Payable 08/09/23	20,978.62		0.00
Total 202.000 · Accounts Payable - Year End					299,052.33	283,327.84	0.00
271.000 · Unreserved Fund Balance							43,724.92
Total 271.000 · Unreserved Fund Balance							43,724.92
271.100 · Reserved Fund Balance							-83,000.00
Total 271.100 · Reserved Fund Balance							-83,000.00
3900 · Retained Earnings							-470,920.49
Total 3900 · Retained Earnings							-470,920.49
361.000 · Interest Income							0.00
361.100 · Interest Income - Surplus Acct							0.00
General Journal	10/31/2022	2937		INTEREST INCOME		4.23	-4.23
General Journal	10/31/2022	2937		INTEREST INCOME		5.06	-9.29
General Journal	10/31/2022	2937		INTEREST INCOME		2.08	-11.37
General Journal	11/30/2022	2937		INTEREST INCOME		4.23	-15.60
General Journal	11/30/2022	2937		INTEREST INCOME		6.13	-21.73
General Journal	11/30/2022	2937		INTEREST INCOME		2.51	-24.24
General Journal	12/31/2022	2937		INTEREST INCOME		5.73	-29.97
General Journal	12/31/2022	2937		INTEREST INCOME		6.95	-36.92
General Journal	12/31/2022	2937		INTEREST INCOME		2.85	-39.77
General Journal	01/31/2023	2937		INTEREST INCOME		5.62	-45.39
General Journal	01/31/2023	2937		INTEREST INCOME		7.38	-52.77
General Journal	01/31/2023	2937		INTEREST INCOME		3.03	-55.80
General Journal	02/28/2023	2937		INTEREST INCOME		4.89	-60.69
General Journal	02/28/2023	2937		INTEREST INCOME		7.02	-67.71
General Journal	02/28/2023	2937		INTEREST INCOME		2.87	-70.58
General Journal	03/31/2023	2948		INTEREST INCOME		5.22	-75.80
General Journal	03/31/2023	2948		INTEREST INCOME		7.90	-83.70
General Journal	03/31/2023	2948		INTEREST INCOME		3.24	-86.94
General Journal	04/30/2023	2955		INTEREST INCOME		4.96	-91.90
General Journal	04/30/2023	2955		INTEREST INCOME		8.03	-99.93
General Journal	04/30/2023	2955		INTEREST INCOME		3.30	-103.23
General Journal	04/30/2023	2955		INTEREST PAID ADJUSTMENT ACH -202...		0.01	-103.24
General Journal	05/31/2023	2955		INTEREST INCOME		4.77	-108.01
General Journal	05/31/2023	2955		INTEREST INCOME		8.61	-116.62
General Journal	05/31/2023	2955		INTEREST INCOME		3.53	-120.15
General Journal	06/30/2023	3000		INTEREST INCOME		2.11	-122.26
General Journal	06/30/2023	3000		INTEREST INCOME		8.53	-130.79
General Journal	06/30/2023	3000		INTEREST INCOME		3.50	-134.29
General Journal	06/30/2023	3000		INTEREST INCOME		2.32	-136.61
General Journal	07/31/2023	3005		INTEREST INCOME		0.03	-136.64
General Journal	07/31/2023	3005		INTEREST INCOME		8.96	-145.60
General Journal	07/31/2023	3005		INTEREST INCOME		3.68	-149.28
General Journal	07/31/2023	3005		INTEREST INCOME		4.36	-153.64
General Journal	08/31/2023	3005		INTEREST INCOME		0.03	-153.67
General Journal	08/31/2023	3005		INTEREST INCOME		9.30	-162.97

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
General Journal	08/31/2023	3005		INTEREST INCOME		3.81	-166.78
General Journal	08/31/2023	3005		INTEREST INCOME		4.15	-170.93
Total 361.100 · Interest Income - Surplus Acct					0.00	170.93	-170.93
Total 361.000 · Interest Income					0.00	170.93	-170.93
363.100 · Assessment Levy							0.00
General Journal	11/04/2022	2934		TAX COLLECTION		5,833.30	-5,833.30
General Journal	11/04/2022	2934		TAX COLLECTOR FEE		119.05	-5,952.35
General Journal	11/07/2022	2940		TAX COLLECTION		20,544.06	-26,496.41
General Journal	11/07/2022	2940		TAX COLLECTOR FEE		419.26	-26,915.67
General Journal	11/15/2022	2941		TAX COLLECTION		60,299.40	-87,215.07
General Journal	11/15/2022	2941		TAX COLLECTOR FEE		1,230.60	-88,445.67
General Journal	11/18/2022	2942		TAX COLLECTION		29,558.75	-118,004.42
General Journal	11/18/2022	2942		TAX COLLECTOR FEE		603.25	-118,607.67
General Journal	12/02/2022	2943		TAX COLLECTION		91,040.99	-209,648.66
General Journal	12/02/2022	2943		TAX COLLECTION		1,857.97	-211,506.63
General Journal	12/04/2022	2934		TAX COLLECTION		30,695.00	-242,201.63
General Journal	12/04/2022	2934		TAX COLLECTOR FEE		626.43	-242,828.06
General Journal	12/15/2022	2937		TAX COLLECTION		6,940.58	-249,768.64
General Journal	12/15/2022	2937		TAX COLLECTOR FEE		141.65	-249,910.29
General Journal	12/31/2022	2939		TAX COLLECTION		52.69	-249,962.98
General Journal	12/31/2022	2940		TAX COLLECTION		10,035.23	-259,998.21
General Journal	12/31/2022	2940		TAX COLLECTOR FEE		204.80	-260,203.01
General Journal	01/31/2023	2939		TAX COLLECTION		8,086.92	-268,289.93
General Journal	01/31/2023	2939		TAX COLLECTOR FEE		165.04	-268,454.97
General Journal	02/28/2023	2939		TAX COLLECTION		2,574.75	-271,029.72
General Journal	02/28/2023	2939		TAX COLLECTOR FEE		52.54	-271,082.26
General Journal	04/13/2023	2948		TAX COLLECTION		34.64	-271,116.90
General Journal	04/13/2023	2949		TAX COLLECTION		9,786.91	-280,903.81
General Journal	04/13/2023	2949		TAX COLLECTOR FEE		199.73	-281,103.54
General Journal	04/30/2023	2952		TAX COLLECTION		205.27	-281,308.81
General Journal	04/30/2023	2952		TAX COLLECTOR FEE		4.19	-281,313.00
General Journal	06/13/2023	2951		TAX COLLECTION - TAX SALE		2,379.74	-283,692.74
General Journal	06/13/2023	2951		TAX COLLECTOR FEE - TAX SALE		48.57	-283,741.31
General Journal	06/13/2023	2951		REDUCTION IN COLLECTION ABOVE DU...	48.00		-283,693.31
Total 363.100 · Assessment Levy					48.00	283,741.31	-283,693.31

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
511.000 · Legislative							0.00
511.110 · Supervisor's Fees							0.00
General Journal	10/24/2022	2926					
Check	10/24/2022	DD	JANICE M. BENEDETTI	BOARD MEETING - 10/18/22	153.00		153.00
Check	10/24/2022	DD	ARTHUR RHODES	BOARD MEETING - 10/18/22	184.70		337.70
Check	10/24/2022	DD	MICHAEL V. WALSH	BOARD MEETING - 10/18/22	184.70		522.40
Check	10/24/2022	DD	KATHLEEN LONERGAN	BOARD MEETING - 10/18/22	184.70		707.10
Check	10/24/2022	DD	CAROL VAUGHAN	BOARD MEETING - 10/18/22	184.70		891.80
General Journal	01/11/2023	2938					
Check	01/11/2023	DD	JANICE M. BENEDETTI	BOARD MEETING - 12/06/22	153.00		1,076.50
Check	01/11/2023	DD	ARTHUR RHODES	BOARD MEETING - 12/06/22	184.70		1,229.50
Check	01/11/2023	DD	MICHAEL V. WALSH	BOARD MEETING - 12/06/22	184.70		1,414.20
Check	01/11/2023	DD	KATHLEEN LONERGAN	BOARD MEETING - 12/06/22	184.70		1,598.90
Check	01/11/2023	DD	CAROL VAUGHAN	BOARD MEETING - 12/06/22	184.70		1,783.60
General Journal	03/02/2023	2942					
Check	03/02/2023	DD	JANICE M. BENEDETTI	BOARD MEETING - 02/21/23	153.00		1,968.30
Check	03/02/2023	DD	ARTHUR RHODES	BOARD MEETING - 02/21/23	184.70		2,153.00
Check	03/02/2023	DD	MICHAEL V. WALSH	BOARD MEETING - 02/21/23	184.70		2,306.00
Check	03/02/2023	DD	KATHLEEN LONERGAN	BOARD MEETING - 02/21/23	184.70		2,490.70
Check	03/02/2023	DD	CAROL VAUGHAN	BOARD MEETING - 02/21/23	184.70		2,675.40
General Journal	04/26/2023	2951					
Check	04/26/2023	DD	JANICE M. BENEDETTI	BOARD MEETING - 02/21/23	184.70		2,860.10
Check	04/26/2023	DD	ARTHUR RHODES	BOARD MEETING - 02/21/23	184.70		3,044.80
Check	04/26/2023	DD	MICHAEL V. WALSH	BOARD MEETING - 02/21/23	184.70		3,229.50
Check	04/26/2023	DD	KATHLEEN LONERGAN	BOARD MEETING - 02/21/23	184.70		3,382.50
Check	04/26/2023	DD	CAROL VAUGHAN	BOARD MEETING - 02/21/23	184.70		3,567.20
General Journal	07/13/2023	2954					
Check	07/13/2023	DD	JANICE M. BENEDETTI	BOARD MEETING - 04/18/23	184.70		3,751.90
Check	07/13/2023	DD	ARTHUR RHODES	BOARD MEETING - 04/18/23	184.70		3,936.60
Check	07/13/2023	DD	MICHAEL V. WALSH	BOARD MEETING - 04/18/23	184.70		3,936.60
Check	07/13/2023	DD	KATHLEEN LONERGAN	BOARD MEETING - 04/18/23	184.70		4,121.30
Check	07/13/2023	DD	CAROL VAUGHAN	BOARD MEETING - 04/18/23	184.70		4,306.00
General Journal	08/11/2023	3003					
Check	08/11/2023	DD	JANICE M. BENEDETTI	BOARD MEETING - 06/20/23	153.00		4,459.00
Check	08/11/2023	DD	MICHAEL V. WALSH	BOARD MEETING - 06/20/23	184.70		4,643.70
Check	08/11/2023	DD	KATHLEEN LONERGAN	BOARD MEETING - 06/20/23	184.70		4,828.40
Check	08/11/2023	DD	ARTHUR RHODES	BOARD MEETING - 06/20/23	184.70		5,013.10
Check	08/11/2023	DD	CAROL VAUGHAN	BOARD MEETING - 06/20/23	184.70		5,197.80
Check	08/11/2023	DD	JANICE M. BENEDETTI	BOARD MEETING - 06/20/23	184.70		5,382.50
General Journal	08/11/2023	3003					
Check	08/11/2023	DD	JANICE M. BENEDETTI	BOARD MEETING - 07/18/23	153.00		5,535.50
Check	08/11/2023	DD	MICHAEL V. WALSH	BOARD MEETING - 07/18/23	184.70		5,720.20
Check	08/11/2023	DD	KATHLEEN LONERGAN	BOARD MEETING - 07/18/23	184.70		5,904.90
Check	08/11/2023	DD	ARTHUR RHODES	BOARD MEETING - 07/18/23	184.70		6,089.60
Check	08/11/2023	DD	CAROL VAUGHAN	BOARD MEETING - 07/18/23	184.70		6,274.30
Check	08/11/2023	DD	JANICE M. BENEDETTI	BOARD MEETING - 07/18/23	184.70		6,459.00
Total 511.110 · Supervisor's Fees					6,459.00	0.00	6,459.00
Total 511.000 · Legislative					6,459.00	0.00	6,459.00

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
512.000 · Executive							0.00
512.311 · Management Fees							0.00
Bill	10/27/2022	2021-1908	WRATHELL, HUNT & ASSOCIATES. LLC	10/22 MGMT FEE	2,704.16		2,704.16
Bill	11/14/2022	2021-2177	WRATHELL, HUNT & ASSOCIATES. LLC	11/22 MGMT FEE	2,704.16		5,408.32
Bill	12/06/2022	2021-2361	WRATHELL, HUNT & ASSOCIATES. LLC	12/22 MGMT FEE	2,704.16		8,112.48
Bill	01/09/2023	2021-2524	WRATHELL, HUNT & ASSOCIATES. LLC	01/23 MGMT FEE	2,704.16		10,816.64
Bill	02/06/2023	2021-2687	WRATHELL, HUNT & ASSOCIATES. LLC	02/23 MGMT FEE	2,704.16		13,520.80
Bill	03/08/2023	2021-2893	WRATHELL, HUNT & ASSOCIATES. LLC	03/23 MGMT FEE	2,704.16		16,224.96
Bill	04/10/2023	2021-2321	WRATHELL, HUNT & ASSOCIATES. LLC	04/23 MGMT FEE	2,704.16		18,929.12
Deposit	04/13/2023	2884	WRATHELL, HUNT & ASSOCIATES. LLC	CHECK #2884 RETURNED		2,704.16	16,224.96
Check	04/13/2023	2895	WRATHELL, HUNT & ASSOCIATES. LLC	REPLACE CK #2884	2,704.16		18,929.12
Bill	05/10/2023	2021-3582	WRATHELL, HUNT & ASSOCIATES. LLC	05/23 MGMT FEE	2,704.16		21,633.28
Bill	06/08/2023	2021-3791	WRATHELL, HUNT & ASSOCIATES. LLC	06/23 MGMT FEE	2,704.16		24,337.44
Bill	07/11/2023	2021-3995	WRATHELL, HUNT & ASSOCIATES. LLC	07/23 MGMT FEE	2,704.16		27,041.60
Bill	08/09/2023	2023-0795	WRATHELL, HUNT & ASSOCIATES. LLC	08/23 MGMT FEE	2,704.16		29,745.76
Total 512.311 · Management Fees					32,449.92	2,704.16	29,745.76
Total 512.000 · Executive					32,449.92	2,704.16	29,745.76
513.000 · Financial & Administrative							0.00
513.310 · Assessment Roll Preparation							0.00
Bill	10/27/2022	2021-1908	WRATHELL, HUNT & ASSOCIATES. LLC	10/22 MGMT FEE	600.83		600.83
Bill	11/14/2022	2021-2177	WRATHELL, HUNT & ASSOCIATES. LLC	11/22 MGMT FEE	600.83		1,201.66
Bill	12/06/2022	2021-2361	WRATHELL, HUNT & ASSOCIATES. LLC	12/22 MGMT FEE	600.83		1,802.49
Bill	01/09/2023	2021-2524	WRATHELL, HUNT & ASSOCIATES. LLC	01/23 MGMT FEE	600.83		2,403.32
Bill	02/06/2023	2021-2687	WRATHELL, HUNT & ASSOCIATES. LLC	02/23 MGMT FEE	600.83		3,004.15
Bill	03/08/2023	2021-2893	WRATHELL, HUNT & ASSOCIATES. LLC	03/23 MGMT FEE	600.83		3,604.98
Bill	04/10/2023	2021-2321	WRATHELL, HUNT & ASSOCIATES. LLC	04/23 MGMT FEE	600.83		4,205.81
Deposit	04/13/2023	2884	WRATHELL, HUNT & ASSOCIATES. LLC	CHECK #2884 RETURNED		600.83	3,604.98
Check	04/13/2023	2895	WRATHELL, HUNT & ASSOCIATES. LLC	REPLACE CK #2884	600.83		4,205.81
Bill	05/10/2023	2021-3582	WRATHELL, HUNT & ASSOCIATES. LLC	05/23 MGMT FEE	600.83		4,806.64
Bill	06/08/2023	2021-3791	WRATHELL, HUNT & ASSOCIATES. LLC	06/23 MGMT FEE	600.83		5,407.47
Bill	07/11/2023	2021-3995	WRATHELL, HUNT & ASSOCIATES. LLC	07/23 MGMT FEE	600.83		6,008.30
Bill	08/09/2023	2023-0795	WRATHELL, HUNT & ASSOCIATES. LLC	08/23 MGMT FEE	600.83		6,609.13
Total 513.310 · Assessment Roll Preparation					7,209.96	600.83	6,609.13
513.314 · Property Appraiser							0.00
Bill	06/05/2023	050223	PASCO COUNTY PROPERTY APPRAISER	ANNUAL FEE	150.00		150.00
Total 513.314 · Property Appraiser					150.00	0.00	150.00

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
513.315 · Tax Collector							0.00
General Journal	11/04/2022	2934		TAX COLLECTOR FEE	119.05		119.05
General Journal	11/07/2022	2940		TAX COLLECTOR FEE	419.26		538.31
General Journal	11/15/2022	2941		TAX COLLECTOR FEE	1,230.60		1,768.91
General Journal	11/18/2022	2942		TAX COLLECTOR FEE	603.25		2,372.16
General Journal	12/02/2022	2943		TAX COLLECTION	1,857.97		4,230.13
General Journal	12/04/2022	2934		TAX COLLECTOR FEE	626.43		4,856.56
General Journal	12/15/2022	2937		TAX COLLECTOR FEE	141.65		4,998.21
General Journal	12/31/2022	2940		TAX COLLECTOR FEE	204.80		5,203.01
General Journal	01/31/2023	2939		TAX COLLECTOR FEE	165.04		5,368.05
Bill	02/06/2023	11642712	PASCO COUNTY TAX COLLECTOR	NEGATIVE DISTRIBUTION	7.63		5,375.68
General Journal	02/28/2023	2939		TAX COLLECTOR FEE	52.54		5,428.22
General Journal	04/13/2023	2949		TAX COLLECTOR FEE	199.73		5,627.95
General Journal	04/30/2023	2952		TAX COLLECTOR FEE	4.19		5,632.14
General Journal	06/13/2023	2951		TAX COLLECTOR FEE - TAX SALE	48.57		5,680.71
Total 513.315 · Tax Collector					5,680.71	0.00	5,680.71
513.320 · Audit							0.00
Bill	02/06/2023	17511539	CARR, RIGGS & INGRAM, LLC	FY 2022 AUDIT - INITIAL PROGRESS BILL...	1,000.00		1,000.00
Bill	03/08/2023	17528935	CARR, RIGGS & INGRAM, LLC	FY 2022 AUDIT - SECOND PROGRESS BI...	3,000.00		4,000.00
Bill	04/10/2023	17555794	CARR, RIGGS & INGRAM, LLC	FY 2022 AUDIT - THIRD PROGRESS BILLI...	2,000.00		6,000.00
Deposit	04/11/2023	2878	CARR, RIGGS & INGRAM, LLC	BOUNCED CK 2878		3,000.00	3,000.00
Check	04/11/2023	2886	CARR, RIGGS & INGRAM, LLC	REPLACE CK 2878	3,000.00		6,000.00
Bill	05/02/2023	17587467	CARR, RIGGS & INGRAM, LLC	FY 2022 AUDIT - FINAL BILLING	1,950.00		7,950.00
Total 513.320 · Audit					10,950.00	3,000.00	7,950.00
Total 513.000 · Financial & Administrative					23,990.67	3,600.83	20,389.84
514.000 · Legal Counsel							0.00
514.310 · Legal Fees							0.00
Bill	10/27/2022	22191	STRALEY ROBIN VERICKER	PROF SVCS THROUGH 10/15/2022	110.50		110.50
Bill	12/06/2022	22338	STRALEY ROBIN VERICKER	PROF SVCS THROUGH 11/15/2022	488.00		598.50
Bill	02/20/2023	22680	STRALEY ROBIN VERICKER	PROF SVCS THROUGH 01/15/2023	170.00		768.50
Bill	03/08/2023	22812	STRALEY ROBIN VERICKER	PROF SVCS THROUGH 02/15/2023	295.50		1,064.00
Bill	04/10/2023	22865	STRALEY ROBIN VERICKER	PROF SVCS THROUGH 03/15/2023	30.95		1,094.95
Bill	06/05/2023	23092	STRALEY ROBIN VERICKER	PROF SVCS THROUGH 04/15/2023	71.00		1,165.95
Bill	07/11/2023	23240	STRALEY ROBIN VERICKER	PROF SVCS THROUGH 05/15/2023	735.50		1,901.45
Bill	08/09/2023	23388	STRALEY ROBIN VERICKER	PROF SVCS THROUGH 07/11/2023	797.50		2,698.95
Total 514.310 · Legal Fees					2,698.95	0.00	2,698.95
Total 514.000 · Legal Counsel					2,698.95	0.00	2,698.95
519.000 · Other General Government							0.00
519.320 · Engineering							0.00
Bill	11/14/2022	HPC1202-20-01	STROUD ENGINEERING CONSULTANTS	10/22 ENG. FEES	187.50		187.50
Bill	01/09/2023	HPC1202-20-02	STROUD ENGINEERING CONSULTANTS	11/22 & 12/22 ENG. FEES	337.50		525.00
Bill	03/08/2023	HPC1202-20-03	STROUD ENGINEERING CONSULTANTS	01/23 & 02/23 ENG. FEES	564.30		1,089.30
Bill	04/10/2023	HPC1202-20-04	STROUD ENGINEERING CONSULTANTS	03/23 ENG. FEES	414.30		1,503.60
Bill	05/10/2023	HPC1202-20-05	STROUD ENGINEERING CONSULTANTS	04/23 ENG. FEES	641.10		2,144.70
Bill	07/11/2023	HPC1202-20-06	STROUD ENGINEERING CONSULTANTS	05/23 & 06/23 ENG. FEES	339.30		2,484.00
Total 519.320 · Engineering					2,484.00	0.00	2,484.00

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
519.410 · Postage							0.00
Bill	10/27/2022	7-917-75070	FEDEX	7-917-75070	96.26		96.26
Bill	10/27/2022	7-925-00421	FEDEX	7-925-00421	7.83		104.09
Bill	12/06/2022	7-967-82594	FEDEX	7-967-82594	103.70		207.79
Bill	12/16/2022	7-975-90390	FEDEX	7-975-90390	8.50		216.29
Bill	03/08/2023	8-046-09139	FEDEX	8-046-09139	109.73		326.02
Bill	03/08/2023	8-052-72043	FEDEX	8-052-72043	8.50		334.52
Bill	05/02/2023	8-104-33417	FEDEX	8-104-33417	109.35		443.87
Bill	05/02/2023	8-110-68776	FEDEX	8-110-68776	8.50		452.37
Bill	07/11/2023	8-168-56995	FEDEX	8-168-56995	110.64		563.01
Bill	07/11/2023	8-175-20214	FEDEX	8-175-20214	8.50		571.51
Bill	08/09/2023	8-195-98536	FEDEX	8-195-98536	110.92		682.43
Bill	08/09/2023	8-203-07183	FEDEX	8-203-07183	8.50		690.93
Bill	08/09/2023	8-210-24691	FEDEX	8-210-24691	14.08		705.01
Total 519.410 · Postage					705.01	0.00	705.01
519.411 · Telephone							0.00
Bill	10/27/2022	2021-1908	WRATHELL, HUNT & ASSOCIATES. LLC	10/22 MGMT FEE	12.50		12.50
Bill	11/14/2022	2021-2177	WRATHELL, HUNT & ASSOCIATES. LLC	11/22 MGMT FEE	12.50		25.00
Bill	12/06/2022	2021-2361	WRATHELL, HUNT & ASSOCIATES. LLC	12/22 MGMT FEE	12.50		37.50
Bill	01/09/2023	2021-2524	WRATHELL, HUNT & ASSOCIATES. LLC	01/23 MGMT FEE	12.50		50.00
Bill	02/06/2023	2021-2687	WRATHELL, HUNT & ASSOCIATES. LLC	02/23 MGMT FEE	12.50		62.50
Bill	03/08/2023	2021-2893	WRATHELL, HUNT & ASSOCIATES. LLC	03/23 MGMT FEE	12.50		75.00
Bill	04/10/2023	2021-2321	WRATHELL, HUNT & ASSOCIATES. LLC	04/23 MGMT FEE	12.50		87.50
Deposit	04/13/2023	2884	WRATHELL, HUNT & ASSOCIATES. LLC	CHECK #2884 RETURNED		12.50	75.00
Check	04/13/2023	2895	WRATHELL, HUNT & ASSOCIATES. LLC	REPLACE CK #2884	12.50		87.50
Bill	05/10/2023	2021-3582	WRATHELL, HUNT & ASSOCIATES. LLC	05/23 MGMT FEE	12.50		100.00
Bill	06/08/2023	2021-3791	WRATHELL, HUNT & ASSOCIATES. LLC	06/23 MGMT FEE	12.50		112.50
Bill	07/11/2023	2021-3995	WRATHELL, HUNT & ASSOCIATES. LLC	07/23 MGMT FEE	12.50		125.00
Bill	08/09/2023	2023-0795	WRATHELL, HUNT & ASSOCIATES. LLC	08/23 MGMT FEE	12.50		137.50
Total 519.411 · Telephone					150.00	12.50	137.50
519.413 · Website Maintenance							0.00
General Journal	03/01/2023	2944		TO REFLECT CORRECT DATES FOR ST...	704.99		704.99
Total 519.413 · Website Maintenance					704.99	0.00	704.99
519.414 · ADA Website Compliance							0.00
Bill	10/27/2022	2446	ADA SITE COMPLIANCE	Compliance Shield, Accessibility Policy, Tec...	210.00		210.00
Total 519.414 · ADA Website Compliance					210.00	0.00	210.00

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
519.440 - Rentals and Leases							0.00
Bill	10/27/2022	2021-1908	WRATHELL, HUNT & ASSOCIATES. LLC	10/22 MGMT FEE	155.00		155.00
Bill	11/14/2022	2021-2177	WRATHELL, HUNT & ASSOCIATES. LLC	11/22 MGMT FEE	155.00		310.00
Bill	12/06/2022	2021-2361	WRATHELL, HUNT & ASSOCIATES. LLC	12/22 MGMT FEE	155.00		465.00
Bill	01/09/2023	2021-2524	WRATHELL, HUNT & ASSOCIATES. LLC	01/23 MGMT FEE	155.00		620.00
Bill	02/06/2023	2021-2687	WRATHELL, HUNT & ASSOCIATES. LLC	02/23 MGMT FEE	155.00		775.00
Bill	03/08/2023	2021-2893	WRATHELL, HUNT & ASSOCIATES. LLC	03/23 MGMT FEE	155.00		930.00
Bill	04/10/2023	2021-2321	WRATHELL, HUNT & ASSOCIATES. LLC	04/23 MGMT FEE	155.00		1,085.00
Deposit	04/13/2023	2884	WRATHELL, HUNT & ASSOCIATES. LLC	CHECK #2884 RETURNED		155.00	930.00
Check	04/13/2023	2895	WRATHELL, HUNT & ASSOCIATES. LLC	REPLACE CK #2884	155.00		1,085.00
Bill	05/10/2023	2021-3582	WRATHELL, HUNT & ASSOCIATES. LLC	05/23 MGMT FEE	155.00		1,240.00
Bill	06/08/2023	2021-3791	WRATHELL, HUNT & ASSOCIATES. LLC	06/23 MGMT FEE	155.00		1,395.00
Bill	07/11/2023	2021-3995	WRATHELL, HUNT & ASSOCIATES. LLC	07/23 MGMT FEE	155.00		1,550.00
Bill	08/09/2023	2023-0795	WRATHELL, HUNT & ASSOCIATES. LLC	08/23 MGMT FEE	155.00		1,705.00
Total 519.440 - Rentals and Leases					1,860.00	155.00	1,705.00
519.450 - Insurance							0.00
Bill	10/06/2022	16998	EGIS INSURANCE & RISK ADVISORS	INSURANCE PREMIUM - 10/01/22 -10/01/23	8,318.00		8,318.00
Total 519.450 - Insurance					8,318.00	0.00	8,318.00
519.470 - Printing and Binding							0.00
Bill	10/27/2022	2021-1908	WRATHELL, HUNT & ASSOCIATES. LLC	10/22 MGMT FEE	85.83		85.83
Bill	11/14/2022	2021-2177	WRATHELL, HUNT & ASSOCIATES. LLC	11/22 MGMT FEE	85.83		171.66
Bill	12/06/2022	2021-2361	WRATHELL, HUNT & ASSOCIATES. LLC	12/22 MGMT FEE	85.83		257.49
Bill	01/09/2023	2021-2524	WRATHELL, HUNT & ASSOCIATES. LLC	01/23 MGMT FEE	85.83		343.32
Bill	02/06/2023	2021-2687	WRATHELL, HUNT & ASSOCIATES. LLC	02/23 MGMT FEE	85.83		429.15
Bill	03/08/2023	2021-2893	WRATHELL, HUNT & ASSOCIATES. LLC	03/23 MGMT FEE	85.83		514.98
Bill	04/10/2023	2021-2321	WRATHELL, HUNT & ASSOCIATES. LLC	04/23 MGMT FEE	85.83		600.81
Deposit	04/13/2023	2884	WRATHELL, HUNT & ASSOCIATES. LLC	CHECK #2884 RETURNED		85.83	514.98
Check	04/13/2023	2895	WRATHELL, HUNT & ASSOCIATES. LLC	REPLACE CK #2884	85.83		600.81
Bill	05/10/2023	2021-3582	WRATHELL, HUNT & ASSOCIATES. LLC	05/23 MGMT FEE	85.83		686.64
Bill	06/08/2023	2021-3791	WRATHELL, HUNT & ASSOCIATES. LLC	06/23 MGMT FEE	85.83		772.47
Bill	07/11/2023	2021-3995	WRATHELL, HUNT & ASSOCIATES. LLC	07/23 MGMT FEE	85.83		858.30
Bill	08/09/2023	2023-0795	WRATHELL, HUNT & ASSOCIATES. LLC	08/23 MGMT FEE	85.83		944.13
Total 519.470 - Printing and Binding					1,029.96	85.83	944.13
519.490 - Contingencies							0.00
General Journal	10/21/2022	2936		SERVICE CHARGE	44.89		44.89
General Journal	11/21/2022	2938		ACCOUNT ANALYSIS FEE	44.56		89.45
Bill	12/06/2022	035188145	SAFEGUARD BUSINESS SYSTEMS	DEPOSIT TICKER 100044 FORMAT 2PT 1...	89.03		178.48
General Journal	12/21/2022	2938		ACCOUNT ANALYSIS FEE	49.37		227.85
General Journal	01/23/2023	2938		ACCOUNT ANALYSIS FEE	46.54		274.39
General Journal	02/22/2023	2938		ACCOUNT ANALYSIS FEE	45.74		320.13
General Journal	03/21/2023	2947		ACCOUNT ANALYSIS FEE	45.88		366.01
General Journal	04/30/2023	2947		ACCOUNT ANALYSIS FEE	46.01		412.02
Bill	05/10/2023	9001223823	SAFEGUARD BUSINESS SYSTEMS	CHECKS & DEPOSIT TICKET	224.14		636.16
General Journal	05/22/2023	2947		ACCOUNT ANALYSIS FEE	47.33		683.49
General Journal	06/21/2023	3001		ACCOUNT ANALYSIS FEE	45.55		729.04
General Journal	06/21/2023	3001		ACCOUNT ANALYSIS FEE	30.00		759.04
General Journal	07/21/2023	3004		ACCOUNT ANALYSIS FEE	45.08		804.12
General Journal	07/21/2023	3004		ACCOUNT ANALYSIS FEE	15.55		819.67

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
General Journal	08/21/2023	3009		ACCOUNT ANALYSIS FEE	41.92		861.59
General Journal	08/21/2023	3009		ACCOUNT ANALYSIS FEE	15.88		877.47
Total 519.490 · Contingencies					877.47	0.00	877.47
519.540 · Annual District Filing Fee							0.00
Bill	10/27/2022	86047	DEPARTMENT OF ECONOMIC OPPORTUNITY	FY 2022/2023 SPECIAL DISTRICT FEE	175.00		175.00
Total 519.540 · Annual District Filing Fee					175.00	0.00	175.00
Total 519.000 · Other General Government					16,514.43	253.33	16,261.10
539.000 · Field Maintenance							0.00
539.311 · Aquatic Weed Control							0.00
Bill	10/27/2022	PSI-15944	SOLITUDE LAKE MANAGEMENT	10/22 AQUATIC WEED CONTROL	1,586.00		1,586.00
Bill	10/27/2022	PSI-21949	SOLITUDE LAKE MANAGEMENT	SPATTERDOCK TREATMENT	1,375.00		2,961.00
Bill	11/14/2022	PSI-24966	SOLITUDE LAKE MANAGEMENT	11/22 AQUATIC WEED CONTROL	1,586.00		4,547.00
Bill	12/16/2022	PSI-34265	SOLITUDE LAKE MANAGEMENT	12/22 AQUATIC WEED CONTROL	1,586.00		6,133.00
Bill	01/09/2023	PSI-44391	SOLITUDE LAKE MANAGEMENT	01/23 AQUATIC WEED CONTROL	1,586.00		7,719.00
Bill	02/06/2023	PSI-48073	SOLITUDE LAKE MANAGEMENT	02/23 AQUATIC WEED CONTROL	1,586.00		9,305.00
Bill	03/08/2023	PSI-57512	SOLITUDE LAKE MANAGEMENT	03/23 AQUATIC WEED CONTROL	1,586.00		10,891.00
Bill	04/10/2023	PSI-67386	SOLITUDE LAKE MANAGEMENT	04/23 AQUATIC WEED CONTROL	1,586.00		12,477.00
Bill	05/02/2023	PSI-68373	SOLITUDE LAKE MANAGEMENT	SPATTERDOCK TREATMENT	1,375.00		13,852.00
Bill	05/02/2023	PSI-73321	SOLITUDE LAKE MANAGEMENT	05/23 AQUATIC WEED CONTROL	1,586.00		15,438.00
Bill	06/05/2023	PSI-83315	SOLITUDE LAKE MANAGEMENT	06/23 AQUATIC WEED CONTROL	1,586.00		17,024.00
Bill	07/11/2023	PSI-93523	SOLITUDE LAKE MANAGEMENT	07/23 AQUATIC WEED CONTROL	1,586.00		18,610.00
Bill	08/09/2023	PSI002368	SOLITUDE LAKE MANAGEMENT	08/23 AQUATIC WEED CONTROL	1,586.00		20,196.00
Total 539.311 · Aquatic Weed Control					20,196.00	0.00	20,196.00
539.340 · Retention Pond Mowing/Weed Cont							0.00
Bill	11/14/2022	103122EU	HERITAGE PINES COMMUNITY ASSOCIATION...	10/22 EQUIPMENT USE	1,900.00		1,900.00
Bill	12/06/2022	INV136745	DOWN TO EARTH LANDSCAPE & IRRIGATION	10/22 MOWING SERVICES	7,252.28		9,152.28
Bill	12/06/2022	INV143909	DOWN TO EARTH LANDSCAPE & IRRIGATION	11/22 MOWING SERVICES	6,053.70		15,205.98
Bill	12/06/2022	113022EU	HERITAGE PINES COMMUNITY ASSOCIATION...	11/22 EQUIPMENT USE	1,820.00		17,025.98
Bill	12/16/2022	INV141082	DOWN TO EARTH LANDSCAPE & IRRIGATION	10/22 MOWING SERVICES	6,666.78		23,692.76
Bill	01/09/2023	INV146638	DOWN TO EARTH LANDSCAPE & IRRIGATION	12/22 MOWING SERVICES	4,628.97		28,321.73
Bill	01/09/2023	123122EU	HERITAGE PINES COMMUNITY ASSOCIATION...	12/22 EQUIPMENT USE	1,380.00		29,701.73
Bill	02/06/2023	INV148893	DOWN TO EARTH LANDSCAPE & IRRIGATION	01/23 MOWING SERVICES	3,116.41		32,818.14
Bill	02/06/2023	013123EU	HERITAGE PINES COMMUNITY ASSOCIATION...	01/23 EQUIPMENT USE	1,480.00		34,298.14
Bill	03/08/2023	INV151450	DOWN TO EARTH LANDSCAPE & IRRIGATION	02/23 MOWING SERVICES	5,383.25		39,681.39
Bill	03/08/2023	022823EU	HERITAGE PINES COMMUNITY ASSOCIATION...	02/23 EQUIPMENT USE	1,960.00		41,641.39
Deposit	03/22/2023	2880	HERITAGE PINES COMMUNITY ASSOCIATION...	VOID CHECK 2880		1,960.00	39,681.39
Check	03/22/2023	2885	HERITAGE PINES COMMUNITY ASSOCIATION...	REPLACE CK. 2880	1,960.00		41,641.39
Bill	04/10/2023	INV154113	DOWN TO EARTH LANDSCAPE & IRRIGATION	03/23 MOWING SERVICES	5,716.80		47,358.19
Bill	04/10/2023	033123EU	HERITAGE PINES COMMUNITY ASSOCIATION...	03/23 EQUIPMENT USE	2,300.00		49,658.19
Deposit	04/11/2023	2879	DOWN TO EARTH LANDSCAPE & IRRIGATION	BOUNCED CK 2879		5,383.25	44,274.94
Check	04/11/2023	2887	DOWN TO EARTH LANDSCAPE & IRRIGATION	REPLACE CK 2879	5,383.25		49,658.19
Bill	05/02/2023	043023EU	HERITAGE PINES COMMUNITY ASSOCIATION...	04/23 EQUIPMENT USE	2,200.00		51,858.19
Bill	05/10/2023	INV157638	DOWN TO EARTH LANDSCAPE & IRRIGATION	04/23 MOWING SERVICES	5,257.66		57,115.85
Bill	05/10/2023	41135050	WESCO TURF, INC.	REBUILT SURGE BOARD, OUTPUT MOD...	990.95		58,106.80
General Journal	05/31/2023	2949		WESCO TURF CREDIT MEMO		40.25	58,066.55
Bill	06/08/2023	053123 EU	HERITAGE PINES COMMUNITY ASSOCIATION...	05/23 EQUIPMENT USE	10,750.00		68,816.55
Bill	07/11/2023	062023	COUNTRY GREEN VILLAGE, INC.	IRRIGATION USAGE IN EDRA 28	63.38		68,879.93

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill	07/11/2023	063023 EU	HERITAGE PINES COMMUNITY ASSOCIATION...	06/23 EQUIPMENT USE	10,750.00		79,629.93
Bill	08/09/2023	072823 EU	HERITAGE PINES COMMUNITY ASSOCIATION...	06/23 EQUIPMENT USE	10,750.00		90,379.93
Total 539.340 · Retention Pond Mowing/Weed Cont					97,763.43	7,383.50	90,379.93
539.341 · Dry Retention Pond Refurbish							0.00
Bill	11/14/2022	2022-3	LUPTON'S CONSTRUCTION SERVICES, LLC	CURB INLET TOP REPAIRS ONLY	3,782.85		3,782.85
Bill	12/06/2022	INV141026	DOWN TO EARTH LANDSCAPE & IRRIGATION	ORNAMENTAL GRASS CUT BACKS	7,488.00		11,270.85
Bill	12/06/2022	INV136746	DOWN TO EARTH LANDSCAPE & IRRIGATION	INSTALL SOD, CLEAN UP SLOPE AND T...	2,405.00		13,675.85
Bill	02/06/2023	INV148601	DOWN TO EARTH LANDSCAPE & IRRIGATION	BAHIA SOD INSTALL	14,040.00		27,715.85
Bill	02/06/2023	INV148838	DOWN TO EARTH LANDSCAPE & IRRIGATION	MULCH INSTALL	18,486.00		46,201.85
Bill	02/06/2023	2019761	WAYNE VANCE SUNSHINE STATE SPRINKER...	ROTOR ZONE TO COVER SOUTH BANK ...	1,455.00		47,656.85
Bill	05/02/2023	042623	A-Z TREE SERVICE LLC	33 PINES REMOVED & STUMP GRINDING	6,625.00		54,281.85
Bill	05/02/2023	2023-2	LUPTON'S CONSTRUCTION SERVICES, LLC	MOBILIZATION,PIPE REPAIR, ROCK & S...	8,552.08		62,833.93
Bill	05/02/2023	2023-3	LUPTON'S CONSTRUCTION SERVICES, LLC	MOBILIZATION,SAW CUT, REMOVE & DI...	3,065.50		65,899.43
Bill	05/02/2023	2023-4	LUPTON'S CONSTRUCTION SERVICES, LLC	MOBILIZATION,CLEAR BRUSH/OVERGR...	1,175.00		67,074.43
Bill	05/02/2023	2023-5	LUPTON'S CONSTRUCTION SERVICES, LLC	MOBILIZATION, SAW CUTS IN CURBING ...	150.00		67,224.43
Total 539.341 · Dry Retention Pond Refurbish					67,224.43	0.00	67,224.43
539.430 · Street Lighting							0.00
Bill	11/14/2022	1306910 110422	WITHLACOOCHEE RIVER ELECTRIC COOPER...	1306910 11/04/22	1,583.28		1,583.28
Bill	11/14/2022	2041547 110222	WITHLACOOCHEE RIVER ELECTRIC COOPER...	2041547 11/02/22	475.69		2,058.97
Bill	12/16/2022	1306910 120722	WITHLACOOCHEE RIVER ELECTRIC COOPER...	1306910 12/07/22	1,576.62		3,635.59
Bill	12/16/2022	2041547 120522	WITHLACOOCHEE RIVER ELECTRIC COOPER...	2041547 12/05/22	467.54		4,103.13
General Journal	12/27/2022	2942		CAPITAL CREDITS REFUND - SEE ATTA...		779.88	3,323.25
Bill	01/10/2023	1306910 010923	WITHLACOOCHEE RIVER ELECTRIC COOPER...	1306910 01/09/2023	1,576.62		4,899.87
Bill	01/10/2023	2041547 010523	WITHLACOOCHEE RIVER ELECTRIC COOPER...	2041547 01/05/23	467.54		5,367.41
Bill	02/06/2023	2041547 020223	WITHLACOOCHEE RIVER ELECTRIC COOPER...	2041547 02/02/23	460.58		5,827.99
Bill	02/20/2023	1306910 020623	WITHLACOOCHEE RIVER ELECTRIC COOPER...	1306910 02/06/2023	1,508.95		7,336.94
Bill	03/08/2023	1306910 030723	WITHLACOOCHEE RIVER ELECTRIC COOPER...	1306910 03/07/2023	1,489.29		8,826.23
Bill	03/08/2023	2041547 030323	WITHLACOOCHEE RIVER ELECTRIC COOPER...	2041547 03/03/2023	458.57		9,284.80
Bill	04/10/2023	1306910 040623	WITHLACOOCHEE RIVER ELECTRIC COOPER...	1306910 04/06/2023	1,467.48		10,752.28
Bill	04/10/2023	2041547 040423	WITHLACOOCHEE RIVER ELECTRIC COOPER...	2041547 04/04/2023	456.32		11,208.60
Bill	05/10/2023	1306910 050523	WITHLACOOCHEE RIVER ELECTRIC COOPER...	1306910 05/05/2023	1,463.47		12,672.07
Bill	05/10/2023	2041547 050323	WITHLACOOCHEE RIVER ELECTRIC COOPER...	2041547 05/03/2023	456.32		13,128.39
Bill	06/08/2023	1306910 060723	WITHLACOOCHEE RIVER ELECTRIC COOPER...	1306910 06/07/2023	1,463.47		14,591.86
Bill	06/08/2023	2041547 060523	WITHLACOOCHEE RIVER ELECTRIC COOPER...	2041547 06/05/2023	456.32		15,048.18
Bill	07/11/2023	1306910 070723	WITHLACOOCHEE RIVER ELECTRIC COOPER...	1306910 07/07/2023	1,466.24		16,514.42
Bill	07/11/2023	2041547 070523	WITHLACOOCHEE RIVER ELECTRIC COOPER...	2041547 07/05/2023	456.32		16,970.74
Bill	08/09/2023	2041547 080323	WITHLACOOCHEE RIVER ELECTRIC COOPER...	2041547 08/03/23	459.12		17,429.86
Bill	08/09/2023	1306910 080723	WITHLACOOCHEE RIVER ELECTRIC COOPER...	1306910 08/07/23	1,492.99		18,922.85
Total 539.430 · Street Lighting					19,702.73	779.88	18,922.85

**Heritage Pines CDD
General Ledger
As of August 31, 2023**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
539.431 - Irrigation of Pond Banks							0.00
Bill	10/27/2022	103122	HERITAGE PINES COMMUNITY ASSOCIATION...	10/22 RECLAIMED WATER	1,567.99		1,567.99
Bill	12/06/2022	113022	HERITAGE PINES COMMUNITY ASSOCIATION...	11/22 RECLAIMED WATER	2,855.84		4,423.83
Bill	01/09/2023	123122	HERITAGE PINES COMMUNITY ASSOCIATION...	12/22 RECLAIMED WATER	1,830.30		6,254.13
Bill	02/06/2023	013123	HERITAGE PINES COMMUNITY ASSOCIATION...	01/23 RECLAIMED WATER	1,420.56		7,674.69
Bill	03/08/2023	022823	HERITAGE PINES COMMUNITY ASSOCIATION...	02/23 RECLAIMED WATER	1,681.32		9,356.01
Deposit	03/22/2023	2880	HERITAGE PINES COMMUNITY ASSOCIATION...	VOID CHECK 2880		1,681.32	7,674.69
Check	03/22/2023	2885	HERITAGE PINES COMMUNITY ASSOCIATION...	REPLACE CK. 2880	1,681.32		9,356.01
Bill	04/10/2023	033123	HERITAGE PINES COMMUNITY ASSOCIATION...	03/23 RECLAIMED WATER	2,134.26		11,490.27
Bill	05/02/2023	043023	HERITAGE PINES COMMUNITY ASSOCIATION...	04/23 RECLAIMED WATER	2,393.99		13,884.26
Bill	06/05/2023	053123	HERITAGE PINES COMMUNITY ASSOCIATION...	05/23 RECLAIMED WATER	2,742.81		16,627.07
Bill	07/11/2023	063023	HERITAGE PINES COMMUNITY ASSOCIATION...	05/23 RECLAIMED WATER	2,426.42		19,053.49
Bill	08/09/2023	072823	HERITAGE PINES COMMUNITY ASSOCIATION...	06/23 RECLAIMED WATER	2,192.69		21,246.18
Total 539.431 - Irrigation of Pond Banks					22,927.50	1,681.32	21,246.18
539.490 - Contingencies							0.00
Bill	11/14/2022	2022-4	LUPTON'S CONSTRUCTION SERVICES, LLC	CURB INLET TOP REPAIRS ONLY	1,255.93		1,255.93
Bill	11/14/2022	48137	KATHLEEN F LONERGAN	AVENTURA NURSERY INVOICE REIMBU...	195.00		1,450.93
Bill	03/30/2023	1306910 033023	WITHLACOOCHEE RIVER ELECTRIC COOPER...	1306910 03/30/2023 LATE PAYMENT FEE	102.39		1,553.32
Total 539.490 - Contingencies					1,553.32	0.00	1,553.32
Total 539.000 - Field Maintenance					229,367.41	9,844.70	219,522.71
TOTAL					1,438,043.38	1,438,043.38	0.00

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
THROUGH
AUGUST 2023**

**Heritage Pines CDD
CHECK REGISTER
August 2023**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	08/09/2023	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	101.002 · Suntrust Checking-5304 - NEW		-1,952.11
Bill	2041547 080323	08/09/2023		539.430 · Street Lighting	-459.12	459.12
Bill	1306910 080723	08/09/2023		539.430 · Street Lighting	-1,492.99	1,492.99
TOTAL					-1,952.11	1,952.11
Check	DD	08/11/2023	MICHAEL V. WALSH	101.000 · Suntrust Bank - Checking - 1053		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	08/11/2023	KATHLEEN LONERGAN	101.000 · Suntrust Bank - Checking - 1053		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	08/11/2023	ARTHUR RHODES	101.000 · Suntrust Bank - Checking - 1053		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	08/11/2023	CAROL VAUGHAN	101.000 · Suntrust Bank - Checking - 1053		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	08/11/2023	JANICE M. BENEDETTI	101.000 · Suntrust Bank - Checking - 1053		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Bill Pmt -Check	10008	08/09/2023	WRATHELL, HUNT & ASSOCIATES. LLC	101.002 · Suntrust Checking-5304 - NEW		-3,558.32
Bill	2023-0795	08/09/2023		512.311 · Management Fees	-2,704.16	2,704.16
				513.310 · Assessment Roll Preparation	-600.83	600.83
				519.411 · Telephone	-12.50	12.50
				519.440 · Rentals and Leases	-155.00	155.00
				519.470 · Printing and Binding	-85.83	85.83
TOTAL					-3,558.32	3,558.32
Bill Pmt -Check	10009	08/09/2023	STRALEY ROBIN VERICKER	101.002 · Suntrust Checking-5304 - NEW		-797.50
Bill	23388	08/09/2023		514.310 · Legal Fees	-797.50	797.50

**Heritage Pines CDD
CHECK REGISTER
August 2023**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-797.50	797.50
Bill Pmt -Check	10010	08/09/2023	SOLITUDE LAKE MANAGEMENT	101.002 · Suntrust Checking-5304 - NEW		-1,586.00
Bill	PSI002368	08/09/2023		539.311 · Aquatic Weed Control	-1,586.00	1,586.00
TOTAL					-1,586.00	1,586.00
Bill Pmt -Check	10011	08/09/2023	HERITAGE PINES COMMUNITY ASSOCIATION,INC	101.002 · Suntrust Checking-5304 - NEW		-12,942.69
Bill	072823 EU	08/09/2023		539.340 · Retention Pond Mowing/Weed Cont	-10,750.00	10,750.00
Bill	072823	08/09/2023		539.431 · Irrigation of Pond Banks	-2,192.69	2,192.69
TOTAL					-12,942.69	12,942.69
Bill Pmt -Check	10012	08/09/2023	FEDEX	101.002 · Suntrust Checking-5304 - NEW		-142.00
Bill	8-195-98536	08/09/2023		519.410 · Postage	-110.92	110.92
Bill	8-203-07183	08/09/2023		519.410 · Postage	-8.50	8.50
Bill	8-210-24691	08/09/2023		519.410 · Postage	-14.08	14.08
				131.000 · Due from Other	-8.50	8.50
TOTAL					-142.00	142.00

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
INVOICES**



Invoice Number 8-195-98536	Invoice Date Jul 17, 2023	Account Number 9399-4241-6	Page 1 of 4
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FedEx Tax ID: 71-0427007

Billing Address:

HERITAGE PINES CDD
2300 GLADES RD STE 410W
SUITE 410W
BOCA RATON FL 33431-8556

Shipping Address:

FRAUD--HERITAGE PINES CDD
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

**Invoice Questions?
Contact FedEx Revenue Services**

Phone: 800.645.9424
M-F 7-5 (CST)
Internet: fedex.com/usgovt

Invoice Summary

FedEx Express Services

Total Charges	USD	\$110.92
TOTAL THIS INVOICE	USD	\$110.92

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.



519.410

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Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

Invoice Number 8-195-98536	Invoice Amount USD \$110.92	Account Number 9399-4241-6
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Remittance Advice

Your payment is due by Aug 31, 2023

81959853640000110924939942416800000000000000001109240



HERITAGE PINES CDD
2300 GLADES RD STE 410W
SUITE 410W
BOCA RATON FL 33431-8556

FedEx
P.O. Box 371461
Pittsburgh PA 15250-7461



Invoice Number 8-195-98536	Invoice Date Jul 17, 2023	Account Number 9399-4241-6	Page 3 of 4
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Ship Date: Jul 12, 2023 **Cust. Ref.:** Heritage Pines 07.18.23 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 14.00% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	772718869471	Anilia Arneus	Arthur Rhodes	
Service Type	FedEx Priority Overnight	WHA	Heritage Pines CDD	
Package Type	FedEx Pak	2300 Glades Road	18218 NESTLEBRANCH CT	
Zone	02	BOCA RATON FL 33431 US	HUDSON FL 34667 US	
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs			
Delivered	Jul 13, 2023 10:03	Transportation Charge		7.86
Svc Area	A3	Fuel Surcharge		0.92
Signed by	see above	Residential Delivery		5.30
FedEx Use	000000000/337475/02	Total Charge	USD	\$14.08

Ship Date: Jul 12, 2023 **Cust. Ref.:** Heritage Pines 07.18.23 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 14.00% to this shipment.
Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient	
Tracking ID	772718869986	Anilia Arneus	Kim Norton	
Service Type	FedEx Priority Overnight	WHA	Heritage Pines Country Club	
Package Type	FedEx Pak	2300 Glades Road	11524 SCENIC HILLS BLVD	
Zone	02	BOCA RATON FL 33431 US	HUDSON FL 34667 US	
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs			
Delivered	Jul 13, 2023 10:12	Transportation Charge		7.86
Svc Area	A3	Fuel Surcharge		0.55
Signed by	M.ELANIE	Total Charge	USD	\$8.41
FedEx Use	000000000/337475/_			

Ship Date: Jul 12, 2023 **Cust. Ref.:** Heritage Pines 07.18.23 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 14.00% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	772718870258	Anilia Arneus	Mr. Kurt D. Heath, P.E.	
Service Type	FedEx Priority Overnight	WHA	Stroud Engineering Consultants	
Package Type	FedEx Pak	2300 Glades Road	10503 CYNDEE LN	
Zone	02	BOCA RATON FL 33431 US	ODESSA FL 33556 US	
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs			
Delivered	Jul 13, 2023 10:31	Transportation Charge		7.86
Svc Area	A2	Fuel Surcharge		0.92
Signed by	see above	Residential Delivery		5.30
FedEx Use	000000000/337475/02	Total Charge	USD	\$14.08

Ship Date: Jul 12, 2023 **Cust. Ref.:** Heritage Pines 07.18.23 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 14.00% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	772718870681	Anilia Arneus	Janice Benedetti	
Service Type	FedEx Priority Overnight	WHA	18440 FAIRWAY GREEN DR	
Package Type	FedEx Pak	2300 Glades Road	HUDSON FL 34667 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs			
Delivered	Jul 13, 2023 10:15	Transportation Charge		7.86
Svc Area	A3	Fuel Surcharge		0.92
Signed by	see above	Residential Delivery		5.30
FedEx Use	000000000/337475/02	Total Charge	USD	\$14.08



Invoice Number 8-195-98536	Invoice Date Jul 17, 2023	Account Number 9399-4241-6	Page 4 of 4
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Ship Date: Jul 12, 2023 **Cust. Ref.:** Heritage Pines 07.18.23 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 14.00% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	772718870784	Anilia Arneus	Carol E. Vaughan	
Service Type	FedEx Priority Overnight	WHA	18717 Rolling Hills Loop	
Package Type	FedEx Pak	2300 Glades Road	HUDSON FL 34667 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs			
Delivered	Jul 13, 2023 09:51	Transportation Charge		7.86
Svc Area	A3	Fuel Surcharge		0.92
Signed by	see above	Residential Delivery		5.30
FedEx Use	000000000/337475/02	Total Charge	USD	\$14.08

Ship Date: Jul 12, 2023 **Cust. Ref.:** Heritage Pines 07.18.23 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 14.00% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	772718871140	Anilia Arneus	Kathleen Loneragan	
Service Type	FedEx Priority Overnight	WHA	18641 FAIRWAY GREEN DR	
Package Type	FedEx Pak	2300 Glades Road	HUDSON FL 34667 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs			
Delivered	Jul 13, 2023 10:17	Transportation Charge		7.86
Svc Area	A3	Fuel Surcharge		0.92
Signed by	see above	Residential Delivery		5.30
FedEx Use	000000000/337475/02	Total Charge	USD	\$14.08

Ship Date: Jul 12, 2023 **Cust. Ref.:** Heritage Pines 07.18.23 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 14.00% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	772718871210	Anilia Arneus	MICHAEL WALSH	
Service Type	FedEx Priority Overnight	WHA	18215 NESTLEBRANCH CT	
Package Type	FedEx Pak	2300 Glades Road	HUDSON FL 34667 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs			
Delivered	Jul 13, 2023 10:03	Transportation Charge		7.86
Svc Area	A3	Fuel Surcharge		0.92
Signed by	see above	Residential Delivery		5.30
FedEx Use	000000000/337475/02	Total Charge	USD	\$14.08

Third Party Subtotal	USD	\$110.92
Total FedEx Express	USD	\$110.92



Invoice Number 8-210-24691	Invoice Date Jul 31, 2023	Account Number 9399-4241-6	Page 1 of 3
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FedEx Tax ID: 71-0427007

Billing Address:

HERITAGE PINES CDD
2300 GLADES RD STE 410W
SUITE 410W
BOCA RATON FL 33431-8556

Shipping Address:

FRAUD--HERITAGE PINES CDD
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

**Invoice Questions?
Contact FedEx Revenue Services**

Phone: 800.645.9424
M-F 7-5 (CST)
Internet: fedex.com/usgovt

Invoice Summary

FedEx Express Services

Total Charges	USD	\$22.58
TOTAL THIS INVOICE	USD	\$22.58

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.



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Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

Invoice Number 8-210-24691	Invoice Amount USD \$22.58	Account Number 9399-4241-6
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Remittance Advice

Your payment is due by Sep 14, 2023

8210246917000002258293994241680000000000000000225820



HERITAGE PINES CDD
2300 GLADES RD STE 410W
SUITE 410W
BOCA RATON FL 33431-8556

FedEx
P.O. Box 371461
Pittsburgh PA 15250-7461



Invoice Number	Invoice Date	Account Number	Page
8-210-24691	Jul 31, 2023	9399-4241-6	2 of 3

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	2	5.0	15.80	6.78			22.58
Total FedEx Express	2	5.0	\$15.80	\$6.78			\$22.58

TOTAL THIS INVOICE USD \$22.58

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Jul 18, 2023	Cust. Ref.: Heritage Pines 07.18.23	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 14.25% to this shipment.
Weather delay - Thunderstorm.

The required information to bill you for this shipment was not received electronically by FedEx. Please be sure you know and always follow the correct shipping procedures as outlined in the FedEx Service Guide or online at fedex.com/serviceinformation.

Distance Based Pricing, Zone 2

Package sent from: 33634 zip code

Package Delivered to Recipient Address - Release Authorized

	Automation	INET	Sender	Recipient	
Tracking ID	772718870681		Anilia Arneus	Janice Benedetti	
Service Type	FedEx Priority Overnight		WHA	18440 FAIRWAY GREEN DR	
Package Type	FedEx Pak		2300 Glades Road	SPRING HILL FL 34609 US	
Zone	02		BOCA RATON FL 33431 US		
Packages	1				
Rated Weight	1.0 lbs, 0.5 kgs				
Delivered	Jul 19, 2023 14:58		Transportation Charge		7.86
Svc Area	A3		Fuel Surcharge		0.92
Signed by	see above		Residential Delivery		5.30
FedEx Use	000000000/337475/02		Total Charge	USD	\$14.08

FedEx® Billing Online

FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to fedex.com to sign up today!



Invoice Number	Invoice Date	Account Number	Page
8-210-24691	Jul 31, 2023	9399-4241-6	3 of 3

Ship Date: Jul 24, 2023 **Cust. Ref.:** Cory Lakes Meeting File **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 14.75% to this shipment.
Distance Based Pricing, Zone 2
Package sent from: 33966 zip code
FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
Package Delivered to Recipient Address - Release Authorized
The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient	
Tracking ID	772755768591	cleo adams	Daphne Gillyard	
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	Wrathell, Hunt & Associates	
Package Type	Customer Packaging	9220 Bonita Beach Road	2300 Glades Road	
Zone	02	BONITA SPRINGS FL 34135 US	BOCA RATON FL 33431 US	
Packages	1			
Rated Weight	4.0 lbs, 1.8 kgs			
Delivered	Jul 25, 2023 10:05			
Svc Area	A1	Transportation Charge		7.94
Signed by	see above	Fuel Surcharge		0.56
FedEx Use	000000000/161357/02	Total Charge	USD	\$8.50
			Third Party Subtotal	USD
				\$22.58
			Total FedEx Express	USD
				\$22.58



Country Club Community

CLUB STATEMENT

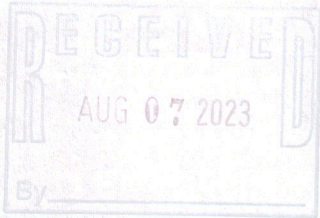
11524 Scenic Hills Blvd.
Hudson, FL 34667
(727) 861-7784

Heritage Pines CDD
Wrathell, Hart & Hunt
2300 Glades Rd. Ste 410W
Boca Raton FL 33431

HPCCDD	Jul 31/23
MEMBER	DATE

AMOUNT DUE \$ 12,942.69

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

DATE	REF NO	DESCRIPTION	AMOUNT	SVC/GRAT	TAX	TOTAL
Jul 17/23	201039	Balance Forward				13,176.42
Jul 28/23		Personal- Check- On Account				-13,176.42
Jul 28/23		CLUB	2,192.69	0.00	0.00	2,192.69
Jul 28/23		CLUB	10,750.00	0.00	0.00	10,750.00
<p>Your July Club payment is due by Aug 10th and is considered late after Aug 20th.</p> <p>If you are set up on auto pay this is just for your records.</p> <p>Any account past 60 days will be reviewed for collections, legal fee may apply.</p> <p>If you feel you have received this in error or if you have any questions, please call Sheri Thompson at (727) 861-7784 EXT #120.</p>						
			12,942.69	0.00	0.00	12,942.69

0.00	12,942.69	0.00	0.00	0.00	12,942.69
CREDIT BOOK	CURRENT BAL.	30 DAYS BAL.	60 DAYS BAL.	90 DAYS BAL.	AMOUNT DUE

HERITAGE PINES
Community Association

Heritage Pines Community Association, Inc.
11524 Scenic Hills Blvd.
Hudson, FL 34667

Date: July 28, 2023

To: Heritage Pines CDD

Attn: Chuck Adams

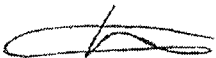
Below is the invoice for services performed per contract for June 2023 and the total amount payable to HPCA.

Service Agreement

Monthly Fee	\$10,750.00
-------------	-------------

Total

Thank you



Herb Hurley, GM

Heritage Pines Community Assoc.



Country Club Community

CLUB STATEMENT

11524 Scenic Hills Blvd.
Hudson, FL 34667
(727) 861-7784

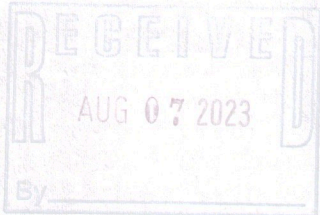
Heritage Pines CDD
Wrathell, Hart & Hunt
2300 Glades Rd. Ste 410W
Boca Raton FL 33431

HPCCDD	Jul 31/23
MEMBER	DATE

AMOUNT DUE \$ 12,942.69

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

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Jul 17/23	201039	Balance Forward				13,176.42
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			12,942.69	0.00	0.00	12,942.69



0.00	12,942.69	0.00	0.00	0.00	12,942.69
CREDIT BOOK	CURRENT BAL.	30 DAYS BAL.	60 DAYS BAL.	90 DAYS BAL.	AMOUNT DUE



PASCO COUNTY UTILITIES
 CUSTOMER INFORMATION & SERVICES
 P.O. BOX 2139
 NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
 NEW PORT RICHEY (727) 847-8131
 DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
 Pay By Phone: 1-855-786-5344

1 0 1
 10-20160

HERITAGE PINES COMMUNITY ASSOCIATION

Service Address: 18801 GRAND CLUB DR

Bill Number: 18755858

Billing Date: 7/25/2023

Billing Period: 6/7/2023 to 7/7/2023

Account #	Customer #
0010470	01016692
Please use the 15-digit number below when making a payment through your bank	
001047001016692	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2022.
 Please visit bit.ly/pcrates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	13349042	6/7/2023	131584	7/7/2023	152749	30	21165

Usage History
 Water

July 2023	21165
June 2023	23421
May 2023	26475
April 2023	23108
March 2023	20601
February 2023	16229
January 2023	13712
December 2022	17667
November 2022	27566
October 2022	15135
September 2022	23273
August 2022	20879

Transactions

Previous Bill	8,665.77
Payment 07/10/23	-8,665.77 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	21,165 Thousand Gals X \$0.37 7,831.05
Total Current Transactions	7,831.05
TOTAL BALANCE DUE	\$7,831.05

$7831.05 \times 28\% = 2,192.69$

Annual Water Quality Report: The 2022 Consumer Confidence Report is available online at bit.ly/PascoRegionalCCR. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

Check this box if entering change of mailing address on back.

Account #	0010470
Customer #	01016692
Balance Forward	0.00
Current Transactions	7,831.05

Total Balance Due	\$7,831.05
Due Date	8/11/2023

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 08/11/2023.



HERITAGE PINES COMMUNITY ASSOCIATION
 11524 Scenic Hills BOULEVARD
 HUDSON FL 346675601

PASCO COUNTY UTILITIES
 CUSTOMER INFORMATION & SERVICES
 P.O. BOX 2139
 NEW PORT RICHEY, FL 34656-2139



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI002368
Invoice Date: 8/1/2023

Bill
To: Heritage Pines CDD
9220 Bonita Beach Road, Suite 214
Bonita Springs, FL 34135

Ship
To: Heritage Pines CDD
9220 Bonita Beach Road, Suite 214
Bonita Springs, FL 34135

Ship Via
Ship Date 8/1/2023
Due Date 9/15/2023
Terms Net 45

Customer ID H2224
P.O. Number
P.O. Date 8/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance August Billing 8/1/2023 - 8/31/2023 Heritage Pines Cdd LAKE ALL		1	1	1,586.00	1,586.00

539.311

001

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 1,586.00

Subtotal: 1,586.00
Invoice Discount: 0.00
Total Sales Tax 0.00
Payment Amount: 0.00
Total: 1,586.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Heritage Pines Community Development District
c/o Wrathell Hunt & Associates
9220 Bonita Beach Rd., Suite 214
Bonita Springs, FL 34135

July 25, 2023

Client: 001044

Matter: 000001

Invoice #: 23388

Page: 1

RE: CDD - General Matters

For Professional Services Rendered Through July 11, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
5/30/2023	WAS	REVIEW PROPOSED BUDGET, COMMUNICATIONS WITH DISTRICT MANAGER REGARDING NEWSPAPER ADVERTISEMENTS FOR BUDGET HEARING.	0.2	\$61.00
6/19/2023	WAS	REVIEW AGENDA PACKAGE FOR BOARD OF SUPERVISORS MEETING, COMMUNICATIONS WITH DISTRICT MANAGER REGARDING SAME.	0.3	\$91.50
6/22/2023	WAS	DRAFT RESOLUTION ADOPTING FINAL 2023-2024 BUDGET; DRAFT RESOLUTION LEVYING O&M ASSESSMENTS FOR FISCAL YEAR 2023-2024.	2.0	\$610.00
6/27/2023	LB	PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE RESOLUTION FOR ADOPTING FY 2023/2024 BUDGET AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS FOR FY 2023/2024.	0.2	\$35.00
Total Professional Services			2.7	\$797.50

July 25, 2023
Client: 001044
Matter: 000001
Invoice #: 23388

Page: 2

Total Services	\$797.50	
Total Disbursements	\$0.00	
Total Current Charges		\$797.50
Previous Balance		\$806.50
<i>Less Payments</i>		<i>(\$806.50)</i>
PAY THIS AMOUNT		\$797.50

514.310

001

Please Include Invoice Number on all Correspondence



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2041547** Cycle 02
Meter Number
Customer Number 10183439
Customer Name HERITAGE PINES COM DEV

Bill Date **08/03/2023**
Amount Due **459.12**
Current Charges Due **08/25/2023**

District Office Serving You
Bayonet Point

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
-----------	---------	---------	---------	------------	--------------	-----------	----------

Comparative Usage Information

Period	Days	Per Day
--------	------	---------

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance **456.32**
Payment **456.32CR**
Balance Forward **0.00**



1 0 1 8 3 4 3 9

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Light Energy Charge **6.01**
Light Support Charge **10.65**
Light Maintenance Charge **140.59**
Light Fixture Charge **173.50**
Light Fuel Adj 547 KWH @ 0.04000 **21.88**
Poles (QTY 29) **105.50**
FL Gross Receipts Tax **0.99**

Total Current Charges **459.12**
Total Due **459.12** Please Pay

539.430

001

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	205 4	210 25	910 4	935 25



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: **08/03/2023**

Use above space for address change ONLY.

District: BP02

2041547 **BP02**
HERITAGE PINES COM DEV
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	08/25/2023
TOTAL CHARGES DUE	459.12
Total Charges Due After Due Date	466.01

000204154700004591200004660106



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1306910** Cycle **04**
Meter Number
Customer Number 10183439
Customer Name HERITAGE PINES COM DEV

Bill Date **08/07/2023**
Amount Due **1,492.99**
Current Charges Due **08/29/2023**

District Office Serving You
Bayonet Point

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
-----------	---------	---------	---------	------------	--------------	-----------	----------

Comparative Usage Information

Period	Days	Per Day
--------	------	---------

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 1,466.24
Payment 1,466.24CR
Balance Forward 0.00



1 0 1 8 3 4 3 9

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Light Energy Charge 146.42
Light Support Charge 106.54
Light Maintenance Charge 230.78
Light Fixture Charge 275.62
Light Fuel Adj 5,220 KWH @ 0.04000 208.80
Poles (QTY 103) 513.00
FL Gross Receipts Tax 11.83

Total Current Charges 1,492.99
Total Due Please Pay 1,492.99

539.430

001

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	105 78	205 17	305 6	455 3	960 9
	150 3	270 4	360 1	910 94	



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please Detach and Return This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 08/07/2023

District: BP04

Use above space for address change ONLY.

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

1306910 BP04
HERITAGE PINES COM DEV
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

Current Charges Due Date	08/29/2023
TOTAL CHARGES DUE	1,492.99
Total Charges Due After Due Date	1,515.38

000130691000014929900015153800

Wrathell, Hunt & Associates, LLC

2300 Glades Rd.
Suite 410W
Boca Raton, FL 33431

Invoice

Date	Invoice #
8/1/2023	2023-0795

Bill To:
Heritage Pines CDD PO Box 810036 Boca Raton, FL 33481

Description	Amount
Management	2,704.16
Assessment Services	600.83
Telephone	12.50
Rentals & Leases	155.00
Printing & Binding	85.83
512.311 - 2,704.16	
513.310 - 600.83	
519.411 - 12.50	
519.440 - 155.00	
519.470 - 85.83	
001	
<i>Building client relationships one step at a time ...</i>	Total \$3,558.32

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

**MINUTES OF MEETING
HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Heritage Pines Community Development District held a Regular Meeting on September 19, 2023 at 2:00 p.m., in the Heritage Pines Country Club Meeting Room, 11524 Scenic Hills Boulevard, Hudson, Florida 34667.

Present were:

Kathleen Lonergan	Chair
Arthur Rhodes	Vice Chair
Carol Vaughan	Assistant Secretary
Janice Benedetti	Assistant Secretary
Michael Walsh	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Kurt Heath	District Engineer
Tim Gatz	Down to Earth Landscaping (DTE)
Herb Hurley	Heritage Pines Community Association

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 2:00 p.m.
All Supervisors were present.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

All present recited the Pledge of Allegiance.

THIRD ORDER OF BUSINESS

Public Comments: Agenda Items [3 minutes per person]

There were no public comments.

39 **FOURTH ORDER OF BUSINESS****Discussion: Operations Activities**

40

41 Ms. Lonergan stated she asked Mr. Adams for the height the golf course grass should be
42 cut. Mr. Adams stated the intention to have CDD turf mowed to a height of 4" applies to
43 Floratam turf because that turf should not be cut down to golf course height. While there is
44 some Bermuda and Bahia turf on the golf course, the idea was to mow turf to the same height
45 so that there would be no disparity. He noted that, during rainy season, the grass can grow
46 taller because it is impossible to mow as the dry retention ponds might be full.

47

48 Mr. Adams stated that significant funds were spent to repair erosion and restore the
49 banks in the past. Ms. Lonergan noted that taller grass slows the velocity of runoff and
50 preserves lake banks. Mr. Adams stated best practices allows for the use of taller turf during
51 the summer, when rain is abundant, to reduce runoff and debris from flowing into the ponds.
52 He noted that Saint Augustine is also known as Floratam turf.

53

54 Ms. Lonergan indicated that the previous contract stated "All EDRs, Paleo Park and
55 EWRAs banks shall be mowed to a height of 4" with the exception of EDRAs and EWRAs. Power
56 banks located on the golf course, which shall be mowed on both the slopes and basin to a
57 height equal to the golf course rough, as determined by the golf course, so as not to negatively
58 affect golf course play." She will take responsibility for that not being in the new contract,
59 which did not contain the language when they received it. The Agreement was signed because
60 it included what DTE had been doing.

61

62 Mr. Hurley stated most of those banks, such as #4 and #13, are Saint Augustine and he
63 and Mr. Gatz would not recommend mowing Saint Augustine below 4"; almost every bank on
64 every retention area is Saint Augustine.

65

66 A Board Member stated that golfers have difficulty on the right side of the tee box on
#8. Mr. Hurley stated that area has Saint Augustine turf. It was noted that #9 also has Saint
Augustine turf. Mr. Hurley stated, for the most part, Saint Augustine is not meant to be cut low,
like Bermuda grass. It was noted that the mower was out of service for approximately ten days;
there is only one mower and only one crew member to mow the grass.

67 A member of the public stated he spoke with Mr. Gatz and asked why the retention area
68 to the right of the #15 tee box was cut rather than other areas with greater need. Mr. Hurley
69 stated they can focus on other areas that grow faster, for whatever reason.

70 Asked why the mower was out of service for ten days, Mr. Hurley stated some of the
71 parts that needed repairs were difficult to access and the repairs require taking equipment
72 completely apart; it also takes time to diagnose the difficulty in some cases. Asked if stockpiling
73 parts is necessary, Mr. Hurley stated some hoses and other components could be stockpiled
74 but, in this case, a specialized part was needed.

75 It was noted that this is the second time within three to four months that this has
76 happened. Mr. Hurley stated the mower runs well and is reliable; he does not recommend
77 replacing it at this time.

78 Asked if a backup tractor can be rented or borrowed, if necessary, Mr. Hurley stated it
79 depends upon what the rental company has available. The golf course's equipment is for finer
80 turf and the CDD's mower is for heavy duty turf and the bush hog is not good on slopes.

81 Discussion ensued regarding difficulties related to renting a mower.

82 Mr. Hurley stated he researched some mower options that will be within budget and
83 that might be beneficial and offer a wider deck to cover a larger area. He suggested considering
84 this subject in early 2024, winter. Mr. Hurley was asked to send the estimates and information
85 to Mr. Adams.

86 Mr. Adams stated there are two grates at Mr. Gatz's shop for installation. Ms. Lonergan
87 stated one belongs at Hole #15 and the other one belongs at Paleo Park. She noted that,
88 despite the hole number stated in the last meeting minutes, Hole #15 is the proper location for
89 the grate.

90

91 **FIFTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of July 31, 2023**

92

93

94 Mr. Adams presented the Unaudited Financial Statements as of July 31, 2023.

95

On MOTION by Mr. Rhodes and seconded by Ms. Vaughan, with all in favor, the Unaudited Financial Statements as of July 31, 2023, were accepted.

SIXTH ORDER OF BUSINESS

Approval of July 18, 2023 Public Hearing and Regular Meeting Minutes

Ms. Lonergan presented the July 18, 2023 Public Hearing and Regular Meeting Minutes.

The following changes were made:

Line 104: Change "Hole 13" to "Hole 15"

Line 106: Change "Mr." to "Ms."

On MOTION by Ms. Benedetti and seconded by Ms. Vaughan, with all in favor, the July 18, 2023 Public Hearing and Regular Meeting Minutes, as amended, were approved.

To Do Action Items List

Item 14: Change "Hole #13" to "Hole #15". Mr. Adams stated the grate was delivered and installation is pending.

Ms. Lonergan presented a proposal for repair of the storm drain by the gazebo. Mr. Heath stated the storm drain will be re-set, the gap will be repaired and rebar stakes will be installed to prevent it from moving again.

On MOTION by Mr. Walsh and seconded by Mr. Rhodes, with all in favor, Lupton's Construction Services, LLC, Proposal #2023-6 for curb inlet repair, in the amount of \$800, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Straley Robin Vericker, P.A.

There was no report.

B. District Engineer: Stroud Engineering Consultants

130 Ms. Lonergan asked Mr. Heath to inspect the rear wall, near tennis courts #1 and #2,
131 where a drain is causing erosion behind the wall.

132 **C. District Manager: Wrathell, Hunt and Associates, LLC**

- 133 • **NEXT MEETING DATE: October 17, 2023 at 2:00 PM**

- 134 ○ **QUORUM CHECK**

135

136 **EIGHTH ORDER OF BUSINESS**

**Audience Comments: Non-Agenda Items [3
137 minutes per person]**

138

139 A resident asked if the CDD will consider installing solar lights when and if streetlight
140 fixtures need to be replaced. Mr. Adams stated technology is improving; Florida Power & Light
141 (FPL) does not currently recommend solar for streetlighting but it works well for parking lots. It
142 might be something to consider in 2024.

143

144 **NINTH ORDER OF BUSINESS**

Supervisors' Requests

145

146 A Board Member asked Mr. Heath to inspect two tall pine trees in WRA #33 that are
147 leaning near homes.

148 Ms. Lonergan stated a tree fell between #16 and #17 and asked if it can be removed.

149 Mr. Gatz stated he will ask A to Z to remove it.

150 Mr. Gatz stated A to Z submitted a proposal of approximately \$5,000 to reduce foliage
151 back 10' and remove Brazilian pepper trees. Ms. Lonergan stated this will be added to the To-
152 Do List.

153

154 **TENTH ORDER OF BUSINESS**

Adjournment

155

156

157 **On MOTION by Ms. Benedetti and seconded by Mr. Walsh, with all in favor,**
158 **the meeting adjourned at 2:27 p.m.**

159

160

161

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

162
163
164
165
166
167

Secretary/Assistant Secretary

Chair/Vice Chair

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

**TO DO
ACTION
ITEMS**

**HERITAGE PINES CDD
TO DO ACTION ITEMS LIST
(Oldest to Newest)**

#	DATE ADDED TO LIST	DESCRIPTION	STATUS	DATE MOVED TO COMPLETED
1	12.03.19	Mr. Adams: Send copies of engagement letters & other CDD communications to all Supervisors. Revised 12.01.20 Mr. Adams: Email bank statements for months between reg mtgs. 06.21.22/12.06.22 Mr. Adams: Email Reconciliation Reports to Board monthly.	ONGOING	
2	06.09.20	Mr. Gatz: Inspect and address plant beds and overgrowth at several east and west EDRA areas, before the mulch is applied. Revised 09.08.20 Pond 15A & 15B: Inspect sparse plant bed. Revised 12.01.20 Mr. Gatz: Install plant material instead of sod near Pond 15A and add sod to reduce the erosion in the area. Revised 04.19.22 Mr. Gatz: Submit proposal to install sod at EDRA #21 & Pond 15A.	ONGOING	
3	07.14.20	SOLitude: Send Monthly Reports during first week of the following month.	ONGOING	
4	04.20.21	Mr. Heath: Survey the area of erosion on the non-irrigated north bank at EDRA 25.	ONGOING	
5	06.29.21	DTE Staff: Have pipes at Hole #17 at NWRA #38 and EDRA #47 cleaned out, and inspect entire community. 07.20.21 Monitor areas, prepare list to address during April or May dry seasons and obtain proposals.	ONGOING	
6	06.29.21	Staff: Increase spraying Paleo Park twice each month and mulch as needed. 06.21.22 Remove the tree in middle of the path. 07.19.22 Per Ms. Vaughan: CDD's maintenance responsibilities at Paleo Park include: <ul style="list-style-type: none"> ➤ Mulch installation. ➤ Raking leaves. ➤ Taking care of the water and the sinkhole. (Per Mr. Gatz: SOLitude does this.) ➤ Removal of dead branches and debris ➤ Mowing of certain small areas ➤ Spraying weeds 	ONGOING	
7	06.29.21	Mr. Gatz: Have pipe at Hole #18 behind the T-box unclogged, possibly charge for time to remove it all and get Mr. Heath involved, if needed.	ONGOING	
8	09.21.21	Mr. Gatz: Obtain proposal for sod to install at EDRA #58 07.20.21 This is an HOA, not CDD issue. 09.21.21 Added back to list for follow-up: Replace patch of sod by maintenance shed. 10.19.21 Mr. Gatz to order with next sod order. 12.06.22 Mr. Gatz: Order extra sod to recently approved proposal.	ONGOING	

**HERITAGE PINES CDD
TO DO ACTION ITEMS LIST
(Oldest to Newest)**

#	DATE ADDED TO LIST	DESCRIPTION	STATUS	DATE MOVED TO COMPLETED
9	09.21.21	Mr. Heath: Inspect and monitor 18445 Fairway Green Drive for EDRA #35 for erosion around a cypress tree that should be inspected and monitored.	ONGOING	
10	09.21.21	Mr. Heath: Inspect 11701 and 11705 Scenic Hills Boulevard. The area was filled in but inspection must wait until the water level drops.	ONGOING	
11	06.21.22	Mr. Gatz: Inspect landscaping & erosion to determine best course of action at the "snake pit" lake and the two islands. 07.19.22 Per Ms. Lonergan: Identified items will be compiled on a monthly list. Asked if plants in the area would be removed or sod installed, Mr. Walsh stated that would be determined when the area is inspected. Ms. Vaughan noted that complaints were received residents who felt that the grass should be cut.	ONGOING	
12	06.21.22	Ms. Lonergan & Mr. Walsh: Participate in annual pipe inspection with Mr. Gatz and Mr. Heath during the dry season.	ONGOING	
13	04.18.23	District Engineer: Review NWR 38 area. Determine if dry and if anything can be removed.	ONGOING	
14	06.20.23	Per Ms. Lonergan: Staff to replace the grate at Hole #15. 09.19.23 Per Mr. Adams: the grate has been delivered and it has not yet been installed.	ONGOING	
15	09.19.23	Mr. Heath: Lupton's Construction Services, LLC, Proposal #2023-6 for curb inlet repair, in the amount of \$800, was approved.	ONGOING	
16	09.19.23	Mr. Hurley: Send the estimates and information regarding possible mowing equipment purchase to Mr. Adams.	ONGOING	
17	09.19.23	Mr. Heath: Inspect rear wall near tennis courts #1 & #2, where a drain is causing erosion behind the wall.	ONGOING	
18	09.19.23	Mr. Heath: Inspect two tall pine trees in WRA #33 as they are leaning near homes.	ONGOING	
19	09.19.23	Mr. Gatz: Ask A to Z to remove a fallen tree between #16 and #17.	ONGOING	
20	09.19.23	Mr. Gatz: A to Z proposal to reduce foliage back 10' and remove Brazilian pepper trees for approximately \$5,000. Proposal submitted, not yet approved.	ONGOING	

**HERITAGE PINES CDD
TO DO ACTION ITEMS LIST
(Oldest to Newest)**

#	DATE ADDED TO LIST	DESCRIPTION	STATUS	DATE MOVED TO COMPLETED
1	04.19.22	Mr. Adams: Send SOLitude HPCC Enhanced Waterbody Assessment Report to the person at SOLitude in the Audubon Department for review and make recommendations if needed.	COMPLETED	10.18.22
2	06.21.22	Mr. Gatz: Submit a proposal to refurbish slope of EDRA #28 with sod and address irrigation.	COMPLETED	10.18.22
3	06.21.22	Mr. Adams to coordinate SOLitude treating EDRA #33 at the same time as EDRA #38 in October and increase treatment to three times a year; March, June and October.	COMPLETED	10.18.22
4	06.21.22	Mr. Adams designated point of contact with HPCV's Counsel to address their request to have leaning hazardous trees removed. Mr. Adams also to engage the HPCA's Arborist to survey the area and implement an annual Firewise monitoring program for the undeveloped property to commence February 2023. 07.19.22 Ms. Lonergan stated the Arborist surveyed the area. Mr. Adams stated he would forward the electronic report to the Board Members. Ms. Lonergan stated action would be taken at the next meeting.	COMPLETED	10.18.22
5	06.21.22	Mr. Heath to give vendor photo of broken storm grate to include in proposal for next mtg.	COMPLETED	10.18.22
6	06.21.22	Mr. Adams: Add HPCA interest in purchasing CDD property or Land Lease on July agenda.	COMPLETED	10.18.22
7	02.15.22	Mr. Adams to pay outstanding DTE invoices at old rate. 04.19.22 Mr. Adams waiting on Jan & Feb correct invoices from DTE to process payment. Mr. Adams to give Mr. Hurley and all Supervisors copy of executed Addendum to DTE contract.	COMPLETED	12.06.22
8	07.19.22	Mr. Gatz to meet with Mr. Hurley, Mr. Walsh and Ms. Lonergan regarding inspecting areas to be refurbished.	COMPLETED	12.06.22
9	10.07.22	Mr. Adams: Email September bank statements to the Board tomorrow.	COMPLETED	12.06.22
10	10.07.22	RE: Slope Hazards at the Two Islands - Mr. Gatz: Obtain pricing for mulch. Staff will trim back vegetation, control weeds and make these areas more presentable. Once the proposals are obtained, they will be provided to Mr. Adams 12.06.22 Approved proposal, mulch project to commence in the summer.	COMPLETED	02.21.23
11	12.06.22	Lupton's Construction Services, LLC \$8,552.08 estimate to be approved once project to repair the 36" storm drainage pipe commences in the Spring.	COMPLETED	04.18.23

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

*Heritage Pines Country Club Meeting Room
11524 Scenic Hill Boulevard, Hudson, Florida 34667*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 17, 2023	Regular Meeting	2:00 PM
December 5, 2023	Regular Meeting	2:00 PM
February 20, 2024	Regular Meeting	2:00 PM
April 16, 2024	Regular Meeting	2:00 PM
June 18, 2024	Regular Meeting	2:00 PM
July 16, 2024	Public Hearing & Regular Meeting	2:00 PM
September 17, 2024	Regular Meeting	2:00 PM